

Lease -

This Lease made this 18th day of July 1907 by and between R. N. Bynum party of the first part and the Pioneer Telephone and Telegraph Company party of the second part Witnesseth that the party of the first part does hereby let lease and demise unto the party of the second part its successors and assigns the following described premises in the town of Tulsa Indian Territory Room No. six 6, in the Bynum Building which is located on the east forty feet of the north half of Lot 7 Block 105, with the appurtenances and privileges thereto belonging for a term of same duration as lease on balance of space in same building to commence on the August first day of August 1907 and terminate on the first day of December 1914 at the yearly rent or sum of Sixty \$60.00 dollars payable \$5- per mo. in adv with the exclusive right of establishing and maintaining a telegraph telephone and electric signal office in said building during the said term, the said party of the first part to keep the said premises in good and tenantable condition during the occupancy of said lessee.

And it is agreed that if any rent shall be due and unpaid, or if default shall be made by the party of the second part in any of the covenants herein contained to be by it performed then it shall be lawful for the party of the first part to reenter the said premises and to remove all persons therefrom.

And the said party of the second part covenants to pay to the party of the first part the rent as herein specified and that at the expiration of the said term it will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit damages by the elements excepted.

and the said party of the first part covenants that the party of the second part on paying the said yearly rent and performing the