

wey shall render this lease void at the option of the first party, and shall until the said party of the first part to immediate possession all statutory notice being hereby waived by second parties and time being the essence of this agreement.

The said second parties are hereby given the privilege of placing such improvements on the interior of said room as may be necessary provided that said improvements shall not all times be the property of said second parties and the parties of the second part hereby agree to maintain and bear over to said first party the said room at the termination of this lease in as good condition as the same now is, usual wear and tear alone excepted, and agree not to drive, make, use or otherwise use or injure the premises. The party of the first part in no event to be liable for any damage or injury occurring to the contents of rooms occupied by parties of second part. This paragraph referring especially to the installing and removing of ceiling in the premises herein leased. The party of the first part agree to keep the building in first class repair.

The parties of the second part agree not to use said room for any purpose that will increase the insurance risk on said building, or for any purpose prohibited by the Statutes of Oklahoma or the Ordinance of the City of Tulsa.

Parties of the second part have first privilege of re-renting said room at the expiration of this lease.

Witness our hands on the day and date first above written.

Philander Peeder.

Langer Brothers.

State of Oklahoma)

Car. J. G. Langer.

City of Tulsa) ss. Before me, J. J. Miller a Notary Public in

and for the said County and State, on this 27th day of Oct. 1908 personally appeared Philander Peeder and J. G. Langer for Langer Bros. to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires Nov. 26, 1911.

Sealed J. J. Miller Notary Public

Filled for record Jan. 27, 1909 at 11¹⁵ AM.

Sealed

H. C. Walling, Reg. of Deeds.