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COMPARED

LEASE.

This indenture, made and entered into on this the 22nd day of November, 1922, between S. G. Kennedy, party of the first part, and A. C. Richardson, E. B. Wolverton, Inez R. Martin, and Rena R. Frost, parties of the second part, Witnesseth:

That said party of the first part, in consideration of the rent to be paid, and the covenants and agreements hereinto be kept and performed by parties of the second part, do/s hereby demise and let to the said parties of the second part, that certain lot, parcel and tract of land located and situated in Tulsa County, State of Oklahoma, to-wit:

The south sixty five feet (S. 65ft.) of lots six (6) and eight (8) in Block sixty (60) of the original townsite of the City of Tulsa, according to the recorded plat thereof,

with all the appurtenances thereto belonging, for the term of ten (10) years, Beginning on the 1st day of January, 1923, and ending on the 31st day of December, 1932, the said party of the first part reserving unto himself, and the said parties of the second part yielding and paying therefor a total rent of nineteen <sup>thousand</sup> ~~hundred~~ eight hundred (\$19,800.00) payable in the manner hereinafter setvout, the said premises to be used and the erection and maintenance thereof of buildings and improvements for the operation of a general laundry and dry cleaning business, and for no other purpose, without the written consent of the Party of the first part.

And the said party of the firstpart does hereby covenant and agree to and with the said parties of the second part, that the said parties of the second part, on keeping and pe rforming the covenants and agreements by them herein stipulated to be kept and performed, including the payment of the rent reserved and in the manner herein stated, shall and may peaceable and quietly have, hold and enjoy the said demised premises for the term aforesaid.

And the said parties of the second part do hereby rent and hire the above-described demised premises for the term aforesaid, and do covenant and promise to pay to the said party of the first part the rent herein reserved as the same becomes due, as follows:

The sum of one hundred twenty five dollars (\$125.00) per month during the first two years of said term;

The sum of one hundred fifty (\$150.00) per month during the third, fourth and fifth years of said term;

The sum of one hundred seventy five dollars (\$175.00) per month during the sixth and seventh years of said term;

The sum of two hundred dollars (\$200.00) per month during the eighth, ninth and tenth years of said term, making a total rent for the said term of ten (10) years, of Nineteen thousand, eight hundred dollars (\$19,800.00)

and the said parties of the second part do hereby covenant and agree to pay said monthly installments of rent in advance, upon the firstvday of each and every month, during the said term.

The said parties of the second part do further covenant and agree to erect at once upon said premises a building to cost not less than Ten Thousand (\$10,000.00) dollars and agree that said building shall be and hereby is bound for the payment of the rent herein reserved, and each and every installment thereof as the same shall become dua, and