

for the payment of all general and ad valorem taxes, special assessments, and all other taxes assessed against said property, as hereinafter provided, and for performance and fulfillment of all the terms conditions, stipulations, agreements and covenants of this agreement or lease, and a lien is hereby erected upon said building in favor of party of the first part for such rent, installments thereof, and the performance and fulfillment of such terms, conditions, stipulations, agreements and covenants, and all exemptions allowed by law or otherwise is hereby waived by said parties of the second part, and further agree that in case said rent and each and every installment thereof shall not be paid when due, or any covenants herein be not fulfilled at the time and in the manner herein contemplated, party of the first part thereupon shall be entitled to the immediate possession of said premises and said building and may enter thereupon and take possession thereof, and may foreclose his lien upon said building, and sell such building and apply the proceeds from the sale thereof, first, to the costs and expenses of said sale and attorney's fee in connection therewith, and second, to the payment of rent due and to the satisfaction of any unfulfilled covenant or covenants, and the remainder, if any, to be paid to parties of the second part,

And said parties of the second part do further agree to keep said buildings fully insured against loss by fire, lightning, wind, rain or storm, during the term of this lease, said insurance to be made payable to party of the first part as his interest may appear.

The said parties of the second part covenant and agree that they will, during the continuance of this lease, pay all general and ad valorem taxes and special assessments and all other taxes assessed against the property and premises herein demised, to pay/^{same} when it shall become due, and not be allowed to become delinquent, or any part thereof. And that they will not sub-let or sub-lease said premises, or any part thereof, without the written consent of the party of the first part, and that they will not commit, or permit to be committed, any waste upon or of said premises hereby demised; and parties of the second part hereby further covenant and agree to forever protect, indemnify and save harmless said party of the first part from and against any and all liability or claim or claims that any or all persons have, or may have, or claim, or may claim to have, or suits instituted therefor, against said party of the first part arising from, growing out of, or caused by, the erection of said building, or the occupancy and use of said premises by said parties of the second part, including such for death, and including the United States of America, the State of Oklahoma, the County of Tulsa, and the City of Tulsa, or any other political or municipal sub-division, organization or corporation.

The parties of the second part hereby covenant and agree not to sell, give away, or otherwise furnish or permit to be sold, given away or otherwise furnished on the premises hereby demised, any intoxicating liquors, and the said parties of the second part covenant and agree that said parties of the second part will not maintain or operate or permit to be maintained or operated on said premises any gambling game or device or any nuisance ^{so} whatever, and the parties of the second part further covenant and agree that said parties of the second part will not conduct on said premises any business or corporation nor permit any acts or conduct on said premises in violation of any of the laws of the United States of America, of the State of Oklahoma, or of any of the ordinances of the City of Tulsa, and aviolation of any of the provisions, stipulations, covenants and agreements of this paragraph shall work an immediate forfeiture of this lease and terminate the tenancy of the parties of the second part, and entitle the party of the first part to the immediate possession of