

Now, therefore, in consideration of the debt and trust hereinafter mentioned, and the sum of one dollar (\$1.00) to said parties of the first part in hand paid by said Trustee, the receipt whereof is hereby acknowledged, and in consideration of the acceptance by purchasers of such bonds as shall be issued hereunder, said parties of the first part by these presents do hereby grant, bargain, sell, assign, convey, confirm and warrant unto said St. Louis Union Trust Company, Trustee, party of the second part, and unto its successor or successors in trust forever, all the following described real estate and property situated in the City of Tulsa, County of Tulsa and State of Oklahoma, to-wit:

The easterly eighty feet (80') of lots Nos. one and two (1 & 2) in Block No. one hundred forty eight (148) in the Original town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the official recorded plat thereof said tract having a frontage of eighty feet (80') on Fifth Street, and a frontage of one hundred fifty feet (150') on Boston Avenue, with a uniform width of eighty feet (80') and a uniform depth of one hundred fifty feet (150') also more particularly described by metes and bounds as follows:

beginning at the point and place of intersection of the westerly boundary line of Boston Avenue with the southerly boundary line of Fifth Street, being also the northeast corner of lot No. one (1) Block no one hundred forty eight (148) original town, now City of Tulsa, Oklahoma, extending thence in a westerly direction along with the southerly boundary line of Fifth Street a distance of eighty feet (80') thence in a southerly direction and parallel to the westerly boundary line of Boston Avenue a distance of one hundred fifty feet (150') to the Southerly boundary line of said lot No. two (2) thence in an easterly direction along and with the southerly boundary line of said lot No. two (2) a distance of eighty feet (80') to the westerly boundary line of Boston Avenue, thence in a Northerly direction along and with the westerly boundary line of Boston Avenue a distance of one hundred fifty feet (150') to the place of beginning, being a tract and parcel of land fronting eighty feet (80') on Fifth Street and one hundred fifty feet (150') in depth on Boston Avenue, in said City of Tulsa.

Together with any and all buildings, improvements and appurtenances now standing or at any time hereafter constructed or placed on said parcel of land or any part thereof, including all window screens, window shades, awnings, curtain fixtures, boilers, engines, dynamos, motors, furnaces, ice boxes, refrigerating, heating, plumbing, ventilating, gas and electric light fixtures, elevators and fittings, plants, apparatus, tools, machinery, fittings and fixtures of every kind in, and about, or upon said premises, and also the appurtenances, hereditaments, rents, issues and profits belonging to, and all the right, title and interest of the parties of the first part in and to all leaseholds, leases and subleases now or hereafter on or to, said real estate.

To have and to hold said real estate, improvements machinery, elevators, mechanical equipment, fixtures, leases, rents, issues, profits, appurtenances and hereditaments unto said Trustee and its successor or successors and assigns ^{Forever} in trust for the equal pro rata benefit, security and protection of all present and