

fourth month of said term;

The sum of Nine Hundred (\$900.00) dollars shall be paid to said lessors on the first day of the sixth month of said term;

The sum of Nine Hundred dollars (\$900.00) on the first day of each month thereafter for thirty (30) months;

The sum of One Thousand (\$1000.00) dollars shall be paid to lessors on the first day of the thirty-seventh month of said term of five years;

And the sum of One Thousand (\$1000.00) Dollars on the first day of each month thereafter, for the remaining twenty-three months of said term.

3. It is agreed between the parties hereto, that the term of this lease shall commence on and with the sixteenth day after the aforesaid building shall have been completed and made ready for occupancy by lessors, and shall extend for a period of sixty months thereafter, - the first fifteen days after the completion of said building being allowed by lessors to lessees in which to move their furniture into the premises hereby demised.

4. Lessees hereby agree and promise to purchase and install at their own expense, but under the supervision and direction of the building contractor of lessors in control of the construction of said building, thirty (30) bath tubs and thirty (30) bowls (stools), and to pay for the same in cash and to furnish lessors with receipts for the purchase price thereof before the commencement of the term of this lease; and lessees agree that said fixtures shall be furnished and installed when proper and convenient during the process of the construction of said building, and when requested by the aforesaid contractor; and said tube and bowls and all other fixtures placed on said premises by lessees shall immediately become a part of the building and real estate, and shall be and remain the property of the lessors.

5. Lessors hereby agree that the general arrangement of the rooms and openings on the two floors hereby leased to the lessees shall be approximately as shown on the plan signed by the parties hereto under even date herewith.

6. Lessors agree to install a lavatory in each of twelve private bath rooms to be constructed, and to install a lavatory in each of the remaining thirty (36) rooms of said building which do not connect with said private bath rooms, making a total of Forty-eight (48) lavatories.

7. Lessors agree to wire said two stories of said building for bells and enunciators; and to install wood transoms, hinged at the bottom, over the doors leading from each room into the halls; and will have the wood work finished in mahogany color, and the bath room floors finished in white terrace; and will have the walls tinted in colors selected by lessees.

6. It is agreed that the plumbing for all bath rooms shall be roughed in by lessors, ready for the setting of bath tubs and stools by lessees.

9. Lessors hereby agree that they will have the premises hereby demised completed and ready for occupancy on or before the fifteenth day of November, 1922, unless prevented by strikes or acts of God. It is further agreed that lessors will give lessees notice of the completion of said building and premises, by letter addressed to lessees at Tulsa, Oklahoma, and deposited in the Postoffice at Tulsa, Oklahoma, with postage prepaid; and lessees hereby agree that notice so given shall be sufficient and shall take effect as of the day on which it is mailed.

10. Lessees hereby promise and agree to furnish and equip all of the forty-eight (48) rooms hereby demised for use as a high class, up-to-date hotel, and that they will on or before the date of the commencement of the term of this lease place in said rooms furniture and equipment fully paid for, which shall cost not less than Twelve Thousand Five Hundred dollars (\$12,500.00), which when placed on said premises shall be free and clear of all encumbrances, and shall be the property of said lessees; and the said lessees hereby agree that the lessors shall have, and they hereby are granted a lien upon all of the furniture, equipment and personal property of the said lessees which shall be placed on or in the premises hereby demised to secure