

-40-

the payment of the above specified rentals and each and every installment thereof as the same falls due, according to the terms and tenure of this lease; and upon default in the payment of any installment of the aforesaid rentals, the lessors, their heirs, executors, administrators or assigns, shall be entitled to the immediate possession of all said furniture and equipment, and hereby are authorized to take possession of the same and sell it in the manner provided by law for sales of property covered by chattel mortgages, and to apply the proceeds of said sale, after deducting the costs and expenses of sale, to the payment of any installment or installments of rent due or past due under this lease, and to hold the balance of the proceeds of said sale to apply on other installments of said rents as they fall due under and in accordance with the terms of this lease. Any balance remaining in the hands of lessors of the proceeds of such sale, after all of the rent provided for in this lease shall have been paid in full, shall be returned by lessors to lessees, their heirs, executors or administrators.

11. Lessees hereby promise and agree that they will occupy said premises in a careful manner, with a view to the preservation of lessors' property, and will not permit waste thereon, and will not commit or permit on said premises during the term of this lease any act in violation of any ordinance of the City of Tulsa, or of any of the laws or the constitution of the State of Oklahoma; and upon a breach of this agreement lessors at their option may forthwith terminate this lease, and upon exercising such option shall be entitled to the immediate possession of the demised premises.

12. Lessees shall not in any manner cut, scratch or mar any part of the premises hereby demised, nor drive nails, screws or other things into the same. Any and all inside repairs necessary for the proper and convenient use of said building shall be made by and under the supervision and control of lessors, and shall be paid for by lessees. Lessors shall keep the roof of said building in good condition and free from leaks, and lessors shall make at their own expense all necessary repairs to the roof and all other outside portions of said building. Lessees agree that at the expiration of the term of this lease the premises hereby demised shall be returned to lessors in as good condition as they now are, ordinary wear and tear and damage by fire and the elements excepted.

13. This lease shall not be assigned by the lessees without the written consent of the lessors, their heirs, executors, administrators or assigns, but it is agreed that lessees shall not be obligated to pay a bonus for such written consent, and that such written consent will be given where the proposed assignee is satisfactory and acceptable to the lessors, their heirs, executors, administrators or assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this 18th day of July, 1922.

James Constantine

Olive Constantine

Lessors.

E. M. Brown

C. M. Morton

Lessees.

State of Oklahoma }  
County of Tulsa . } ss.

On this 18th day of July, A. D. 1922, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James Constantine and Olive Constantine (husband and wife) and E. M. Brown and C. M. Morton, 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 acts and deeds for the uses, purposes and considerations therein set forth.