

If the party of the second part, his heirs, executors, administrators or assigns shall violate any of the restrictions in this deed in any way, either the grantors herein or any owner of any real estate in East Highland, an Addition to the City of Tulsa, Tulsa County, Oklahoma, may enforce said restrictions in any court of competent jurisdiction either by suit for injunction or to recover damages.

In Witness Whereof, The said G. C. Packard and Lula B. Packard, his wife, hereunto set our hands and seals this 26th day of December A. D. 1922 .

G. C. Packard

Lula B. packard

State of Arkansas, County of Sebastian, ss.

Before me, T. H. Turner a Notary Public in and for said County and State, on this 26th day of December A. D. 1922 personally appeared G. C. Packard and Lula B. packard, his wife, to me known to be the identical persons who executed and subscribed their names to the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal as such notary public on the day and year last above written.

My Commission Expires Feb. 13, 1925

(SEAL)

T. H. Turner , Notary public

Filed for record in Tulsa County, Tulsa Oklahoma, Jan. 8, 1923 at 2:00 o'clock P. M. in Book 434, page 95

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

218481 C. J. COMPARED LEASE CONTRACT

ARTICLES OF AGREEMENT Made and entered into this 1st day of January, 1923 by and between M. E. Duffey and P. J. Duffey, husband and wife, parties of the first part, and B. R. Gundy, party of the second part, WITNESSETH:

For and in consideration of the sum of Two Hundred (\$200.00) Dollars per month, payable each and every month in advance on or before the 1st day of each month, beginning with the 1st day of January, 1923, the receipt of the first payment being hereby acknowledged, the said parties of the first part do hereby let, lease and demise to the said party of the second part, for the term of five (5) years from and after the 1st day of January, 1923, the following described property, to-wit:

All of Lot Fifteen (15), and the East Half ($E\frac{1}{2}$) of Lot Fourteen (14) and a part of the West Half ($W\frac{1}{2}$) of Lot Fourteen (14), beginning at a point about 75 ft. north of the south line of said Lot 14 and running thence approximately 8 ft. west, and thence north to the north line of said Lot 14, making a strip approximately 8 ft. wide and 65 ft. long off of the east side of the $W\frac{1}{2}$ of said Lot 14 and extending to the rear of said lot, all in Block Forty-nine (49), Collinsville, Oklahoma, according to the recorded plat thereof, together with all of the hereditaments and appurtenances thereunto belonging, including the use of any and all permanent fixtures now located therein and used in the operation of the picture show now and heretofore located in the building on said premises.

It is further understood and agreed and the payment of the rental hereinbefore referred to includes the consideration herefor, that the party of the second part shall have the right and option to purchase said premises, including all improvements thereon and permanent fixtures left therein at any time within one year from and after the date of this contract at the agreed price of \$18,000.00; and it is further understood and agreed that said party of the second part may so purchase said building by paying the sum of \$5,000.00 in cash and giving his note, secured by mortgage upon said property, for the balance of said purchase price, said note