

My commission expires Sept. 11, 1923 (SEAL) Harry P. Munns-Notary Public  
 Filed for record at Tulsa, Tulsa County, State of Oklahoma, April 9, 1923 at 10:00 o'clock  
 A. M. and recorded in Book 441 Page 202  
 By Rudy Brown - Deputy (SEAL) O. G. Weaver - County Clerk.

227018-ACM BUILDING LEASE COMPARED  
 STATE OF OKLAHOMA, SS  
 COUNTY OF TULSA,

THIS INDENTURE OF LEASE, made in duplicate this 12t day of March, 1923, by and between Lorena Garza of first part (hereinafter called party of the first part, whether one or more) and Bessie Mc Raynolds of second part, (hereinafter called party of the first part, whether one or more.)

WITNESSETH: That the party of the first part, for and in consideration of the rents, covenants and agreements hereinafter contained, does, and by these presents, demise, lease and rent, for a period of two years for the first day of April, 1923, to the party of the second part, the following described property, to-wit:

The two story brick building situated Ala St on Lots 8-9- in block  
 One (1) Riverside Addition to West Tulsa, Oklahoma, Now a part of  
 the city of Tulsa, Okla- according to the recorded plat thereof,

The party of the second part, for and in consideration of the use and possession of said premises for said period, does hereby agree to pay unto the party of the first part, the sum of (\$1200.00) Twelve Hundred Dollars, said sum to be paid in the following amounts and at the time therein designated, to-wit:

On the first day of April, 1923, the sum of fifty dollars and on the first day of each and every month thereafter the sum of Fifty Dollars (\$50.00) until the said total sum of Twelve Hundred Dollars (\$1200.00) shall have been fully paid.

THE PARTY OF THE SECOND PART further agrees to keep and maintain all portions of the building let to him by the terms of this contract, in as good state of repair, as the same are turned over to him, natural wear and tear alone excepted, and to hold said first party free from any and all expense in the maintenance and occupancy of said building, including bills or assessments for light, heat, water, and any other expenses, and the said second party agrees to make all repairs in said building necessary to its use and occupancy including the repairing the to plumbing, papering, or repairing or repapering any portion of the property here let, and the second party agrees to hold said first party from any and all expenses of any kind incidental to the use and occupancy of said building..

THE PARTY OF THE SECOND PART further agrees to hold free and harmless and does hereby release said first party from any and all damages that occur to the contents of any portion of the building here let, during the term granted.

THE PARTY OF THE SECOND PART, agrees not to use said building, or any portion thereof, for any purpose that will increase the insurance rate or risk on said building, or for any purpose prohibited by the Statutes of the State of Oklahoma, or the ordinance of the City of Tulsa.

It is understood and agreed, time is the essence of this contract, and should the party of the second part default in the payment of any installment of the principal sum herein named, ~~the total principal sum herein named~~, the total principal sum shall become immediately due and payable and the party of the first part shall be entitled to the possession of the premises, at his option and the property of said second party herein contained, and may sell and dispose of said leasehold and said property of said second party at public auction, and t