

first party an additional sum of \$5.00 for each and every additional day thereafter that the rent remains unpaid, it being agreed that said sum shall represent damages to the first party by reason of the failure of the Second Party to make the monthly payments promptly. And it is further understood and agreed that should any rental payments be delayed ninety (90) days, together with all additional sums of \$5.00 per day as may be due from second party to first party, under the provisions of this lease, first party may at his option by notice in writing to the Second Party, terminate this lease without releasing second party from its liability for rental during the completed term thereof. In case of such termination, all fixtures and improvements on said lease shall be forfeited by the second party and become the property of the First Party and shall be held by them as their own property in lieu of rentals during the term of the said lease or as liquidated damages for failure of the second party to perform the obligations imposed on them under the said lease.

The Second Party does hereby agree that it will not use the property covered by this lease or any portion thereof covered by this lease in any business or for any purpose contrary to the laws of the United States of America, The State of Oklahoma, or the Ordinances of the City of Tulsa or permit any such use of said premises.

And all taxes separately taxed, assessed and levied against the improvements placed on the property by second party shall be paid by the second party and second party agrees himself to keep all improvements free and clear from mechanics liens, or any other incumbrances whatsoever, except assigned interest of Five Thousand Dollars, (\$5000.00).

At the expiration of this lease second party is to deliver possession (immediate) of said premises so all improvements which have been placed upon the premises by second parties, it being agreed that these improvements belong to First party at the expiration of this lease.

Second Party agrees that this lease shall not be assigned, nor shall the premises be sub-let in whole or in part by said lessee without the written consent of the said lessor having been first obtained.

It is further understood and agreed that if the second party shall become insolvent or bankrupt or shall be adjudged a bankrupt or shall make an assignment to its creditors in any or all of such events, this contract shall cease and become of no further force or effect and the premises above described shall revert back to the lessor, together with all improvements thereon which shall act as liquidated damages for cancellation of this lease.

The Second party, the lessee shall have the right and privilege to remove all or any trees or any other obstructions on said premises for the purposes of its improvements and buildings and shall have the right and privilege to at any time during the existence of this lease to repair and remodel any and all improvements placed on said premises by the second party. Subject to approval of first party.

It is further understood and agreed that the First Party shall remove a certain dwelling house now located on the premises within forty-five days (45) after written notice to do so has been given the First Party by the Second party; that during the time the said dwelling house shall remain upon the premises the rentals from the same shall be due and payable to the second party hereto, the lessee, and that so long as the said Dwelling house shall remain upon the premises, the payment each month under this lease and agreement shall be one hundred dollars (\$100.00) per month instead of One Hundred Seventy Five dollars (\$175.00) per month; that upon the removal of the said Dwelling house from the premises the payments per month or rental shall be one Hundred Seventy-Five dollars per month.