

The parties of the second part further agrees to keep and maintain all portions of the storeroom and premises let to them by the terms of this contract, in as good state of repair as the same is turned over to them, including the original room, and the extension thereof, natural wear and tear alone excepted, and to hold said first parties free and clear from any and all expense in the maintenance and occupancy of said storeroom and premises, including bills or assessments for light, heat, water and any other expense, and the said second parties agree to make all repairs in said premises necessary to their use and occupancy, including repairs in plumbing, or repairing any portion of the property here let, and the second parties agree to hold said first parties free from any and all expenses of any kind incidental to the use and occupancy of said building, or premises so occupied.

The parties of the second part further agree to hold free and harmless and do hereby release the said first parties from any and all damages that may occur to the contents of any portion of the premises here let, during the term granted.

The second parties agree not to use said storeroom or premises, 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 ordinances of the City of Tulsa.

It is understood and agreed that time is the essence of this Contract, and should the second parties default in the payment of any installment of the principal sum herein named, the total principal sum shall be come immediately due and payable and the first parties shall be entitled to the possession of the premises at their option.

It is further understood and agreed that the property herein leased will be used for general merchandise purposes only, and for no other purposes, and this lease shall not be assigned nor sub-let, without the written consent of the parties of the first part.

And it is further understood and agreed that in the event of an assignment for benefit of creditors by the second parties, or the institution of bankruptcy proceedings against them such events, or either of them shall forthwith, and of themselves cancel and hold for naught this lease, and all rights thereunder, and possession of such property shall immediately by such acts, pass to the parties of the first part, at their option.

The second parties further agree that at the expiration of the time given in this lease, and of the term thereof, without notice from the first parties, to give possession of said portion of said building to said first parties, loss by fire alone excepted, the destruction of the building on said premises by fire, or otherwise, shall work a termination of this lease.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands, in duplicate, this the day and year first above written.

Jacob Fell

Ester Fell
Parties of the first part.

Lee Harrington

Arnel Harrington

A.C. Harrington.
Parties of the second part.

DATE OF DELIVERY

Mo. 15th. 1924.

By: Jacob Fell.