

"EXHIBIT A".STORE ROOM LEASE

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS

THIS INDENTURE OF LEASE, made in duplicate this 15th day of January, 1924, by and between Jacob Fell and his wife Esther Fell, of the first part, and Lee Harrington Arnol Harrington, and A.C. Harrington, of the second part, all of said County and State.

WITNESSETH: That the said first parties, for and in consideration of the rents, covenants and agreements hereinafter contained do by these presents, demise, lease and let, and rent, for a period of three years from the date of the delivery hereof (which date shall be endorsed hereon at the end of this document, following the signatures of the parties, at the time the delivery is made, and, upon such delivery, this contract and lease shall supercede all other contracts and leases now outstanding covering the property herein described and shall be in lieu thereof) unto the said second parties, the following described property, to-wit:

The Store room known as 109 South Boston Avenue, in the City of Tulsa and the extension of said store room from the rear thereof Eastward, which extension is to be made under and by virtue of a certain contract executed of even date herewith between first parties hereto, and Lee Harrington, individually said store room being the ground floor room of the building located on Lot Number Nine (9), in Block ~~Eight~~ Eight (8) in the City of Tulsa, Tulsa County, Oklahoma.

The second parties, for and in consideration of the use and possession of the said premises described for the period described, do hereby agree to pay unto the said first parties the sum of Ten Thousand Eight Hundred Dollars (\$10,800.00) said sums to be paid in the following amounts and at the times designated, to-wit:

On the 15th. day of any calendar month following the date at which this lease is delivered as hereinbefore provided, and as the same may be endorsed hereon \$300.00, and on the 15th. day of each and every month thereafter the sum of \$300.00 until the total sum of \$10,800.00 has been fully paid.

The parties of the second part further agree 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 purposes that will increase the insurance rate or risk on said