

NO. 257410 - NRS ~~COMPARE~~ C O N T R A C T.

THIS CONTRACT, Made and entered into this the 9th. day of April, 1924, by and between Erimewicz, Sylwester and Sophia Erimewicz, his wife, hereinafter termed "The Lessor" and L.M.Hill, hereinafter termed "lessee".

WITNESSETH: The Lessor hereby leases to the lessee the following described property in Tulsa County, Oklahoma, to-wit:

Beginning at the Southeast Corner of Lot 1, Block 8, Second Clinton Addition to the City of Tulsa, Oklahoma, thence West 50 feet; thence North 75 feet; thence East 50 Feet; thence South 75 feet to the place of beginning.

for a period of ten years (10) from the 1st. day of May, 1924.

This land is leased by the lessor to the lessee for a period of ten years (10) as set forth herein for the purpose of the lessees erecting and maintaining thereon a gasoline filling station at which the business usually conducted at such stations is to be conducted and it is agreed that at the expiration of said lease, or at the expiration of any renewal thereof under the option hereinafter provided, the lessee shall have the right to remove all his improvements, fixtures, and machinery placed thereon, or any fixtures, machinery, tanks or other equipment loaned or leased to him by others.

It is agreed that the lessor is to pay all taxes on real estate covered by this contract and all special assessments for sewer or paving against said lot and that the lessee is to pay the taxes on all improvements which he may place thereon.

The lessee obligates and binds himself to pay to the lessor a rental for the period of Ten (10) years as follows:

For the first Two (2) years \$50.00 per month in advance; for the following three (3) years \$75.00 per month in advance; payments of rent to fall due on the first day of each month starting with the first day of May, 1924. The rentals during the second five (5) year period to be paid at the rate of \$75.00 per month in advance on the first day of each month.

Lessee shall have the privilege of moving all buildings and equipment owned by him off the property described herein at the end of the first five (5) year period or thereafter if for any reason he should deem it necessary to discontinue business on this location. If the lessee does remove buildings, equipment, etc., from the premises described herein he shall give the lessor two weeks written notice of his intentions and this notice and act will automatically relieve lessee from further rental payments and thereby cancelling this contract forever.

At any time during the period of this contract lessee retains the privilege of selling his undivided interest in all buildings, equipment, fixtures, etc., he may erect or place on the premises described herein and in so doing the buyer is to accept the stipulations of this contract. The Lessee shall retain the right to release the property described herein subject to the conditions of this contract.

Lessee guarantees to leave the premises described herein, if he should deem it necessary to remove buildings, equipment, fixtures, etc., after the first five year period or for any other reason, in good condition. That is the surface shall be left devoid of holes, litter or any foreign substance that would mar it in any manner.

If lessee shall during the first five (5) year period go in default of rental payments for a period of ninety (90) days such buildings as may be owned by the lessee shall revert to the lessor in compensation for the unpaid rentals due him.