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COMPARED

(13) in Tulsa County, Oklahoma, for the amount of money necessary to clear the Southeast (SE $\frac{1}{4}$) Quarter of the Southeast (SE $\frac{1}{4}$) Quarter of Section eight (8) Township Nineteen (19) Range Thirteen (13), in Tulsa County, Oklahoma, so as to leave the last described land in a merchantable condition, and first parties agree to execute the necessary papers and mortgages, to so clear said title; in the event that a loan is not made on the said Southwest (SW $\frac{1}{4}$) Quarter aforesaid so as to clear the Southeast (SE $\frac{1}{4}$) Quarter as aforesaid, then it is agreed between the parties that from the proceeds of the sale of the aforesaid lots or parcels of land the second party shall deduct from the proceeds of sale the necessary expenses and charges consequent upon the completion of said sales or any liens, taxes, leases, mortgages or other encumbrances thereon necessary to be discharged in order to clear the title aforesaid, said second party taking receipt for all items so deducted and from the gross sales of said lots, parcels, sub-divisions or other part of said land so sold the second party shall deduct the purchase money or sale price for his twenty (20%) per cent interest aforesaid and the remainder after the expenses and said deductions aforesaid shall be deposited in a special fund in said bank or other depository as designated by Clarissa Richards to her credit, which shall be designated as Trust Funds of first parties and there to be held by second party subject to disbursement upon authorization of first parties.

It is agreed between all the parties hereto that first parties shall pay all taxes now against said lands or that may be hereafter assessed against said lands and all assessments, lines, mortgages, judgments or other encumbrances that now exist or may hereafter exist or mature and pay for the expenses of all abstracts of title, revenue stamps and other expenses consequent on the consummation of each sale and if any of last mentioned expenses are advanced by second party they shall be deducted from the interest of first parties and from the proceeds of interest of first parties before a final distribution of the money shall be made.

It is agreed between the parties that none of the first parties or any or all of first parties shall give or execute any mortgages, mineral, coal, oil, gas, agriculture, grazing, hay-cutting or other leases or encumbrances or easements or restrictions of any kind on the property above described during the term of this contract or the life of the interest of second party herein, without the written consent of second party and a mutual agreement between second party and Clarissa Richards; it is further agreed that first parties will not use said land for any of the above mentioned purposes during the term of this contract or the life of the interest of second party herein, without the written consent of the said second party.

It is agreed between the parties that no lot or other subdivision or parcel of this property or land shall be sold to any person of Ethiopian or negro blood.

It is agreed that the second party shall render an account in writing to Clarissa Richards, showing the condition of said property, funds and accounts on the 1st day of January 1924, and quarterly thereafter, and shall at all and any times have his books and records open for inspection to Clarissa Richards and he shall at all times or any time give her any information concerning the management of said land.

This contract shall remain in full force and effect until the 21st day of February, 1925, and shall not be terminated by either parties before that time and unless the object of this contract have been fulfilled and fully executed, the said contract shall remain in full force and effect for such further times as will permit the fulfillment and the execution of the contract and disposal of the interest of the parties as may be governed by business conditions and situations at the time.