

mises or any part thereof; but they and every one of them shall be then presents excluded and forever barred.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Attest:

W. A. Brownlee-Secy

State of Oklahoma, Tulsa County, SS.

*W. A. Brownlee*

Brady-Wright Addition Company

By G. N. Wright - President

Before me, Bertha L. Cooper a Notary Public, in and for said County and State, on this 24th day of October, 1922, personally appeared G. N. Wright to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal, the day and year above set forth.

My commission expires May 29, 1926 (SEAL) Bertha L. Cooper - Notary Public

Filed for record at Tulsa, Tulsa County, Oklahoma, March 14th 1923, at 1:00 o'clock P. M. and recorded in Book 444 Page 371

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

2244

224429-ACM

LEASE

COMPARED

THIS LEASE, Made this 27th day of February 1923, by and between Lewis Davis Administrator of Estate of S. E. Davis first parties and Grand Leader second parties

WITNESSETH, That said first parties in consideration of the covenants and agreements hereinafter set forth does by these presents demise, lease and let unto the second parties the following described property, situate in Tulsa County, State of Oklahoma, to-wit:

All of the First Floor of Building located on Lot seven (7) in Block Thirty-Seven (37) in the City of Sand Springs Okla. according to the recorded plat thereof.

TO HAVE AND TO HOLD the same to the second parties from the first day of June 1923 to the first day of June 1926. And said second parties in consideration of the premises herein set forth agrees to pay the first parties as rental for the above described premises the sum of Twelve Hundred Dollars yearly. Payable as follows, to-wit:

One Hundred (\$100.) Dollars monthly in advance on the first day of each month.

IT IS FURTHER AGREED that the second parties shall not assign this lease or sub-let the premises or any part thereof without the written consent of the first parties. And it is also agreed that upon failure to pay the rentals or any part thereof as herein provided or to otherwise comply with the terms and conditions of this lease by the second parties then the first parties may declare this lease at an end and void and re-enter and take possession of said premises.

IT IS FURTHER AGREED by and between the parties hereto that the second parties shall run, operate and maintain a Dry Goods Store. It is further agreed that the parties of the second part agrees not to violate the contract of Deed and shall have the privilege at the expiration of this lease whether by forfeiture or otherwise, to remove from the premises all fixtures and improvements which it shall have placed thereon, such removal to be made by it without damages to the premises or property of the first part, and to be done within twenty (20) days after the termination of this lease.

IT IS FURTHER AGREED that at the end of this lease, or sooner termination thereof, the second parties shall give peaceable possession of the premises to the first parties in as good condition as they now are, the usual wear and tare and damages by the elements alone excepted. And upon the non-payment of the rent or any part thereof at the time and as