

and existing under and by virtue of the laws of the State of New Jersey, of the second part, hereinafter called the Lessee,
 WITNESSETH, That the Lessor does hereby demise and lease to the Lessee, the following described property, situate in the City of Tulsa, in the County of Tulsa, and State of Oklahoma, to-wit:

COMPARED

The Plot of ground on the westerly side of North Boston Avenue having the following outline dimensions:
 BEGINNING at a point in the westerly line of North Boston Avenue 490.3' south of the intersection of the southerly line of Easton Street and the westerly line of North Boston Avenue; thence westerly at right angles to the westerly line of North Boston Avenue 100'; thence southerly at right angles, 50' to the northerly line of the Missouri, Kansas & Texas Railroad right-of-way; thence easterly at right angles along said northerly line of the Missouri Kansas & Texas Railroad Right-of-way, 100' to the Westerly line of North Boston Avenue: thence northerly at right angles along the westerly line of North Boston Avenue, 50' to the point of beginning, together with the buildings and improvements erected thereon;

TO HAVE AND TO HOLD THE said premises with the buildings and improvements thereon and the appurtenances, from the term of five years, beginning the first day of July in the year One Thousand Nine Hundred and Twenty-three and ending the thirtieth, day of June in the year One Thousand Nine Hundred and Twenty-eight,

And the Lessee covenants and agrees to pay rent for said premises at the rate of TWO THOUSAND TWO HUNDRED TWENTY (\$2,220.00) Dollars per annum, payable in equal monthly installments of One Hundred Eighty-five Dollars (\$185.00) each on the last day of each month.

It is covenanted and agreed by and between the parties hereto, that if during the continuance of this lease the demised premises, or any part thereof, shall, by reason of fire, lightning, cyclone or other accident, or calamity, or through weakness, decay or act of omission or commission of the Lessor, or of those deriving right or title from or under him, be destroyed or damaged, or become wholly or in part untenable or unsafe, then and in that case the rent reserved, or a just and proportionate part thereof, according to the nature and extent of the injury, shall cease until the premises shall have been put by the Lessor in proper condition for the Lessee's use; and in case said premises are not wholly put in proper condition for the Lessee's use within Thirty days after such accident or notice of such condition, or if said premises, or any part thereof, are condemned under the power of eminent domain, this lease may be terminated at the option of the Lessee.

The Lessee covenants and agrees that at the expiration of the initial or extended term of this lease, or upon the earlier termination thereof, it will yield up the said premises to the Lessor in as good condition as when the same were entered upon, injury or impairment resulting from fire, lightning, cyclone or other accident or calamity, or from weakness or decay, and usual wear and tear, excepted.

It is covenanted and agreed by and between the parties hereto, that if the rent reserved, or any part thereof, shall remain unpaid for ten days after the same becomes due and payable or if default shall be made in any of the covenants or agreements