

agrees to pay the sum of two hundred (\$200.00) dollars on the first day of December, 1924, and a like sum on the first day of each month thereafter until the total amount of seven thousand (\$7000.00) dollars has been paid to party of the first part, it being expressly understood that the sale price is Seven Thousand (\$7,000.00) dollars.

It is further agreed and understood that all deferred payments shall draw interest at the rate of eight (8) per cent per annum .

COMPARED

Party of the second part also agrees to pay the rent on said premises under the above described lease promptly as each installment thereof falls due so as to protect party of the first part from liability therefor, and it is further agreed and understood that if party of the second part fails at any time to pay any installment of said rent when due, then party of the first part may at her option either declare the assignment of said lease terminated, and re-enter and take possession of said premises including said furniture and fixtures, or she may pay the rent herself and hold party of the first part personally liable therefor and any payments made by party of the first part in keeping up said rent shall bear interest at the rate of eight (8) per cent per annum until paid to her by party of the second part.

Party of the second part agrees to keep all of the furniture and fixtures and personal property conveyed to her under insurance against fire at all times for the benefit of the party of the first part, in such sum as will be sufficient to cover the unpaid portion of the purchase price as above set out, and in the event that she fails to do so, party of the first part may have said property insured against fire for such sum amount, and charge the cost of same to party of the second part, and which shall be paid by party of the second part to party of the first part not later than the first of the month following the taking out of said insurance.

Party of the second part agrees to take good care of said building, furniture, and other property and to comply in every respect with all of the terms of the above described lease, and to keep all water and gas pipes, plumbing, bath and toilet fixtures in a clean and sanitary condition at her own expense and all electric wiring and fixtures in good condition and repair at her own expense and to observe all of the building laws and regulations and to keep all water, gas and electric bills paid so same may not become a charge against said property, or party of the first part.

Party of the second part further agrees that she will conduct a reputable hotel or rooming house, and not knowingly permit any gambling therein, nor the sale, giving away storing or drinking or intoxicating liquor, nor will she harbor lewd persons, or permit lewd conduct in said hotel or rooming house, and shall not violate any of the laws of the State, or the ordinances of the City of Tulsa, or permit other persons to do so in said hotel.

Party of the second part hereby mortgages to party of the first the above described lease and furniture and fixtures now in said hotel, and all furniture and fixtures and other personal property which she may hereafter put in said hotel or rooming house, for the purpose of securing the payment of the purchase price as above set out and for the purpose of indemnifying party of the first part against the payment of rent under said lease and for the purpose of securing the payment of any rent which party of the first part may make and for the purpose of paying any insurance <sup>money</sup> that first party may pay to have said property insured and it is further agreed and understood that if party of the second part, makes default in the payment of any installments of the purchase price as provided herein, or in the payment of rent under said lease, or in keeping said property insured against fire, or in failing to pay any insurance money paid by first party when due, or violating any of the provisions, covenants and conditions of this contract, then party