

Building now on above described property to the south forty feet of said lot one. Block 25, College addition. It is further agreed that contract and warranty deed shall be placed in escrow in First Nat. Bank, Tulsa. ~~UNRECORDED~~

2. Said purchaser agrees to pay to said vendor the sum of thirteen hundred seventy five, dollars (\$1375.00) at Tulsa, Oklahoma, payable as follows, to wit: One hundred and no/100 dollars, cash in hand, the receipt of which is hereby acknowledged, and \$17.50 per month payable on 21st day of each month thereafter, until the purchase price for said property is paid in full. All of said deferred payments to draw interest at the rate of 8% per annum, after March 15th, 1924, said interest payable monthly. Said installments being evidenced by one promissory notes of even date herewith numbered \_\_\_\_ to \_\_\_\_, executed by said purchaser and payable to the order of the said vendor.

3. Said purchaser agrees to pay all taxes and assessments general and special, that may be levied or imposed upon said premises after the year of 1923, immediately when said payments become due and payable.

4. Said vendor agrees that when said purchase price shall have been paid in full, the said vendor will execute and deliver to said purchaser, a warranty deed, conveying said lots free and clear of all incumbrances.

Said purchaser further agrees to keep said property at all times, fully insured against fire, lightning and windstorm for the benefit of the said vendor, and not to commit, or suffer to be committed any waste upon the said premises, nor to permit thereon the accumulation of any waste or rubbish, nor to use the same premises in any manner which would increase the fire hazard thereon, or tend to decrease the market value thereof; and at no time to introduce into or keep upon the said premises any substances forbidden by law or ordinances.

It is further understood and agreed that the said sale is made under the express agreement that time shall be of the essence of this contract, and of all payments herein required to be made, and of all covenants herein contained, and that in the event the said purchaser shall fail or refuse to make any of the payments herein provided for, or make default in paying any taxes or special assessments against said property, when due or in case of the purchaser's breach of any of the other terms or conditions of this contract, the said vendor may at its option, by written notice, rescind this contract, and the said purchaser agrees that, in such an event, all of the payments theretofore made by him, shall be held and retained by said vendor as rent for the use of said premises during the time which may have elapsed, and immediately upon such notice, to return and deliver up possession of the said property to the said vendor without hindrance or delay and title to any and all buildings and improvements and fixtures upon said property, shall, upon such breach vest absolutely in the same vendor, as liquidated damages for the purchaser's breach of this contract.

This contract is to be binding upon the heirs, executors, administrators, and assigns of both parties hereto, provided, however, that said purchaser shall have no authority to assign this contract, except with the written consent of the said vendor, endorsed herein.

Executed in duplicate, at Tulsa, Oklahoma, this 15th day of March, 1924.

Mary E. Haigh,  
R. W. Lambert.

State of Oklahoma, County of Tulsa, SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 15th day of March, 1924, personally appeared Mary E. Haigh and R. W. Lambert, to me known to be the identical persons who executed the within and foregoing instrument