

Josephine Hargis, his wife, to me personally known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my signature and official seal, the day and year last above written.

(SEAL) M. Branson, Notary Public.

My commission expires Feb. 11th, 1928.

Filed for record in Tulsa County, Okla. on March 27, 1924, at 2:25 P.M. recorded in book 448, page 389, Brady Brown, Deputy,

(SEAL) C.C. Weaver, County Clerk.

254415 - BH

# BUILDING LEASE.

State of Oklahoma )  
County of Tulsa ) SS

This indenture of lease, made in duplicate, this 29th day of February, 1924, by and between Joe Hanes of first part, (hereinafter called party of the first part, (whether one or more), and Abe & Jake Bercutt, of second part, (hereinafter called party of the second part, whether one or more)

Witnesseth: That the party of the first part, for and in consideration of the rents, covenants and agreements hereinafter contained, does, and by these presents, demise, lease and rent, for a period of 2½ year, 6 months for \$30.00 per month and 2 years for \$35.00 per month, from the Feb. day of 29th, 1924, to the party of the second part, the following described property, to-wit:

Lots 19-20, Block 4 Bullett addition to the City of Tulsa, according to the recorded plat thereof, corner of Independence and Lansing Sts.

The party of the second part, for and in consideration of the use and possession of said premises for said period, does hereby agree to pay unto the party of the first part, the sum of (\$1020.00) one thousand twenty and no/100 dollars, said sum to be paid in the following amounts, and at the times therein designated, to-wit: \$30.00 a month for the first six months and \$35.00 a month for the remaining 24 months.

In the 29th day of February, 1924, the sum of thirty dollars, for the first six months, and on the 29th day of each and every month thereafter the sum of thirty five dollars (\$35.00) until the total sum of one thousand twenty and no/000 dollars, (\$1020.00) shall have been fully paid.

The party of the second part further agrees to keep and maintain all portions of the building let to him by the term of this contract, in as good state of repair as the same are turned over to him, natural wear and tear alone excepted, and to hold said first party free from any and all expense in the maintenance and occupancy of said building including bills or assessments for light, heat, water and any other expenses, and the said second party agrees to make all repairs in said building necessary to its use and occupancy, including the repairing to plumbing, papering or repairing or repapering any portion of the property here let, and the second party agrees to hold said ~~second~~ first party free from any and all expense of any kind incidental to the use and occupancy of said building.

The party of the second part further agrees to hold free and harmless and does hereby release said first party from any and all damages that may occur to the contents of any portion of the building here let, during the term granted.

The party of the second part agrees not to use said building, or any portion thereof for any purpose that will increase the insurance rate or risk on said building, or for any