

First: That the lessee may assign this lease, or sublet the said premises, or any part thereof, without the written consent of the lessor.

Second: That the lessee shall not make any alterations nor additions whatever on, in or to the said building now on the said premises, without the written consent of the lessor.

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Third: That the said premises shall not be used nor subrented for any purpose in violation of the laws or ordinances of the United States, the State of Oklahoma, or the city of Tulsa, or of any other municipal or governmental agency hereafter having legal jurisdiction over said premises.

Fourth: That the lessee shall pay the last half of the taxes for the year 1921, and all other general taxes falling due, and all installments of special assessments falling due during the term of this lease, and, in case this lease is extended pursuant to the options hereinafter contained, the lessee shall pay all taxes, general and special, levied on or against the said premises during the term of his tenancy under this contract or any extension thereof.

Fifth: That the lessee shall keep the said <sup>ses</sup>premi-insured in companies acceptable to the lessor, for the sum of thirty thousand dollars (\$30,000.00) against loss by fire, gas or other explosions, wind storms and riot or unlawful commotion, and shall, from time to time, upon the expiration of the policies already in effect, deliver to lessor new policies, which shall be payable to the lessor, and upon which premiums have been fully paid, for not less than one year. That is to say, the lessee shall keep the premises insured for the amount specified, and for the specified purposes, at his own expense, for the benefit of the lessor, during such period, as he shall remain a tenant of the premises above described under this contract, and, in event of forfeiture of said lease for any cause, the lessor shall reimburse lessee for the pro rata of the premium for the unexpired term of said policies subsequent to the date of such forfeiture. Provided, however, lessee under this paragraph shall not be required to maintain insurance to maintain insurance on said premises for a greater amount than will be accepted and written by responsible companies.

It is agreed between the lessor and the lessee herein that in event the lessee shall neglect or fail to make payment of taxes, whether general or special, or any part thereof, before the same become delinquent, or shall fail or neglect to renew and deliver renewal policies of insurance to the lessor, within ten days before the same, or any of them, expire, the lessor upon such default or defaults, may pay such taxes or renew such insurance, and the lessee shall reimburse such lessor for the full amount so paid and laid out by him in that behalf, immediately upon presentation of a statement of the amount thereof, and the right and obligation imposed by these provisions shall continue during the term of this lease, or any extension of said term, pursuant to the options hereinafter set out.

It is agreed between the lessor and lessee that for violation of any of the terms and conditions herein by lessee, or upon lessee's failure to perform any of the terms and conditions herein specified, then, in either of such events and without previous notice or demand, this lessee shall, at the option of the lessor, be forfeited, and the lessee shall, upon such failure, forfeit and lose all right, title and interest in and to said lease and said real estate, and the right to use and occupy the same, and the right to exercise the option hereinafter set out to renew the term of said lease, and the right to exercise the option herein to purchase, shall thereupon, at the election of lessor, be terminated and lost to lessee, and the lessee's possession of said real estate