

provided for.

COMPARED

All payments under this contract to be due and payable at the ----- Tulsa, Oklahoma.

PROVIDED ALWAYS, That this agreement, and any and all of the covenants and conditions herein contained, are binding upon the parties, their heirs and assigns, and provided further that this contract shall not be assigned, and that no building or improvement shall be erected or made upon the above described property, by party of the second part, without the written consent of the party of the first part, and in no event shall the second party, his heirs or assigns, sell, transfer or convey any portion of the above described property to any person of African blood, or erect upon any portion of the premises herein described, a building other than a dwelling house, and outileges thereto, and costing less than (\$2000.00) Two Thousand Dollars, and located closer than thirty feet from the front line of said premises.

And the said party of the second part, in consideration of the premises, hereby agrees to pay all taxes and assessments that may be levied against said property, when due, and will not at any time allow any taxes or assessments against said property to become delinquent during the existence of this agreement, and further agrees to keep the improvements upon the above described premises insured against fire and wind, during the existence of this agreement, in the sum of (\$ -----) Dollars.

And the said party of the first part hereby agrees, on receiving the sums hereinbefore named and the interest thereon, of the time and in the manner provided by this contract, or at any time prior to the termination of this contract on receiving in cash the entire consideration of (\$800.00) EIGHT HUNDRED Dollars, together with the interest thereon, to deliver to the said party of the second part an abstract to said land, showing the title good in party of the first part, free and clear of all encumbrances except encumbrances created by party of the second part or his assigns; and to execute and deliver to the said party of the second part a good and sufficient deed to said land, conveying to second party an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above described premises, with the appurtenances, free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatever nature and kind, EXCEPT encumbrances created by party of the second part or his assigns, and taxes and assessments becoming due since the date of this contract; and EXCEPT, the reservations that in no event shall the second party, his heirs or assigns, sell, assign, transfer or convey any portion of the above described property to any person of African blood, or erect upon any portion of the premises herein described, a building other than a dwelling house, and outileges thereto, and costing less than (\$2000.00) TWO THOUSAND DOLLARS, and located closer than thirty feet from the front line of said premises.

And it is hereby mutually understood and agreed by and between the parties hereto that time is of the essence of this contract, and in case the said party of the second part fail to comply with the terms of this contract, then this contract shall, so far as it may be binding upon the said party of the first part, become absolutely null and void and all rights of the said party of the second part shall cease and determine. And the said party of the first part shall have the right immediately upon the failure of the said party of the second part to comply with the terms of this contract, to enter upon said land and take immediate possession thereof, together with all the improvements thereon.

And for and in consideration of the right to the possession and occupancy of, and the right to collect the rents and profits from, the above described premises during the life of this contract, which first party hereby grants to second party, it is mutually understood and agreed, and second party specifically agrees, that in the event party of the second part