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COMPARED

It is understood and agreed that the party of the second part, for and in consideration of the use and possession of said premises for said period of time, does hereby agree to pay to the party of the first part, or his legal representatives, the sum of Twelve Thousand Dollars (\$12,000.00); \$200.00 of which is this day cash in hand paid, the remainder thereof to be paid in the following manner, to-wit:

\$200.00 on the 1st day of May, 1923, and a like amount on the same day of each succeeding month thereafter until the remainder of said rental is wholly paid.

Party of the second part does hereby covenant and agree to and with the party of the first part:

FIRST: That said party of the second part shall further and in addition to the rental above specified to be paid, pay all water rents, gas rents, and electrical charges levied or assessed against the said property or incurred at said premises during the time of this lease, and shall save said party of the first part harmless therefrom, it being understood, however, that party of the second part must pay for any water rental or for repairs of hydrants, supply or waste pipes, or sewers on said premises which may be ordered by the commissioners or the city of Tulsa, or any of its agents clothed with authority, and the amount so paid shall be considered as additional rental and must be reimbursed to said party of the first part should he be compelled to pay for same; that all plumbing, wiring, conduits, water pipes, gas pipes, and sewerage and the external and internal condition of said premises and of all parts of the building occupied by the party of the second part in which same are situated shall be at the risk of said party of the second part and that the said party of the first part shall not be held liable to party of the second part for any damage therefrom, by reason of defects caused by tenants in other nearby portions of the building.

SECOND: It is further understood and agreed that said party of the second part will, during the term of said lease, keep the premises in good tenantable conditions and repair, reasonable wear and tear excepted, at her own expense and will not suffer nor commit any waste in, around, or about said premises above described.

THIRD: That said party of the first part may at all reasonable times, by himself, or by his agents, enter the said premises to examine condition of same.

FOURTH: That on the termination of the said tenancy the party of the second part will yield up and surrender the possession of said premises in a tenantable condition in all respects as they now are, reasonable wear and tear excepted, PROVIDED ALWAYS, and these presents are upon the express condition that if any of said rental shall at any time be in arrears and unpaid, party of the first part may serve written notice to pay or demand payment of said rental from said party of the second part and in case said party of the second part refuse or neglect to pay such rental for a period of fifteen days after service of such notice or demand then the first party may at his option terminate said lease and without any formal notice or demand enter the possession of the said premises and take possession thereof or may sue for the amount of said rental, and further, should party of the second part become bankrupt or insolvent said party of the first part may terminate said lease immediately upon such adjudication and be entitled to possession of the premises herein leased.

FIFTH: It is hereby understood and agreed between the parties to this agreement that upon the failure of second party to perform any or all of the provisions stipulated or conditions by her to be done, kept and performed then and in that event said party of the first part may at his election declare this lease at an end and enter and take possession of said premises without notice in conformity with the provisions herein stated.