

COMPARED SIXTH: It is expressly agreed that the first party shall have a lien on all chattels, furniture and other personal property placed in said building by said party of the second part to secure the rental on said premises herein provided for.

SEVENTH: Should said premises or any part of them at any time during this lease be destroyed or damaged by fire or other unavoidable casualties so that same shall be unfit for occupation or use then the rental hereinbefore mentioned shall be suspended and cease to be payable and so continue until said premises are made fit for occupation or rebuilt by the party of the first part. In the event said building is totally destroyed by fire then this lease shall immediately terminate unless said first party shall rebuild in a manner suitable for occupancy to said second party. In case of injuries to such building as stated in this paragraph not amounting to total destruction thereof then the party of the first part shall immediately repair such building, and in the event said party of the first part fail to make such repairs in a prompt and reasonable manner, then the second party shall have the right to make such repairs at the expense of the party of the first part and shall be credited with the cost thereof by said party of the first part on this rental contract with all sums so expended.

EIGHTH: It is further provided that said party of the second part shall not lease, re-let, assign, transfer, mortgage, pledge or sell or dispose of this lease to any party whosoever without the written consent of the party of the first part having first been obtained, and in the event of such transaction the same shall be made subject to the terms and conditions of this lease and provided further, that such sub-leasing, re-letting or disposing of this lease shall not operate to discharge the second party from the full performance of this contract.

NINTH: It is further expressly agreed between the parties that time is the essence of this agreement.

WITNESS OUR HANDS AND SEALS the day and year first above written.

Mrs Oscar Robinett

J. E. Bonnan

O. Robinett

Party of the first part.

Mary Schmuck

Party of the second part

STATE OF OKLAHOMA)
COUNTY OF TULSA.) SS.

Before me, the undersigned, a Notary Public, within and for said County and State, on this 28 day of March 1923, personally appeared O. Robinett and Mary Schmuck, to me 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 hand and official seal the day and year last above written.

My commission expires Sept 23, 1924

(SEAL)

Jessie I. Hastings, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 28, 1923 at 10:00 o'clock A. M. in

Book 450, page 590

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk