

## CONTRACT

reservation and condition, as well as to the reservation, conditions, and agreements he re-  
inafter set out, the said Seller further, excepting and reserving unto himself, his heirs  
and assigns, the oil, gas, fire clay, coal and other minerals lying in and under the premises  
hereinafter described, does hereby bargain, sell convey and confirm unto the Purchaser his  
heirs successors and assigns, forever, the following described premises, situated in the town  
of Sand Springs, County of Tulsa, State of Oklahoma, to-wit:

Lot Number Eight (8) Block Number Twenty(20) in the Original  
town now City of Sand Springs, Oklahoma,

The Purchaser to pay any and all taxes and assessments levied  
by public authority that may become a lien on said premises after the expiration of the year  
1922.

according to the recorded plat of Sand Springs, Oklahoma, made by W.H. Hendren, Civil Engineer,  
and certified under date of 17th of June 1911, and recorded in the office of Register  
of Deeds, Tulsa County, Oklahoma, on the 19th, day of July 1911.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, heredi-  
taments and appurtenances thereunto belonging or in any wise appertaining and warrant the  
title to the same, unto the said purchaser, his heirs successors and assigns, forever, sub-  
ject nevertheless to the condition and reservations and agreements hereinbefore and hereinafter  
forth, according to the true intent and meaning thereof.

And the seller, for himself and his heirs and assigns, does hereby covenant, pro-  
mise and agree to and with the purchaser, his heirs, executors, administrators, successors,  
and assigns that the said premises are free, clear and discharged of and from all former  
grants, charges, except for improvements as hereinafter stated, taxes, judgments, mortgages  
and other liens and encumbrances of whatsoever nature and kind. And the said purchaser  
for himself, his heirs, successors and assigns, does further covenant and agree to and with  
the seller, his assigns, as follows:

FIRST: That the purchaser, his heirs, successors or assigns, shall not at any  
time, erect, make or permit or suffer upon the premises hereby conveyed, any milkman's  
stables, piggery, slaughter house, tallow candlery, nor any manufactory for the making of  
gun powder, glue, varnish, ink turpentine or for the boiling of bones, or for the dressing,  
tanning or preparing of skins, hides, or leather or for any distillery or brewery, oil or  
lampblack factory, or any dangerous, noxious or unwelcome establishment, business or trade  
whatsoever, which should or might be in any wise offensive to the inhabitants of Sand Springs,  
residing in the vicinity of said establishment business or trade.

SECOND: And the purchaser, for himself, his heirs, successors and assigns, does  
further covenant and agree that when, in the judgment of the seller, the installation of sew-  
ers and sidewalks, and other public improvements become necessary, or advisable, the sel-  
ler, at his option shall have the right to install such system of sewers, sidewalks and other  
public improvements as in his judgment is necessary and advisable, and assess the just pro-  
rata cost against the lots benefited or affected thereby, and purchaser for himself, his  
heirs, successors and assigns, covenants and agrees that upon the installation of such sew-  
ers, sidewalks and public improvements of either of them, he will thereupon pay his pro-  
portionate part of the costs of the same ascertained as aforesaid. The within land is no  
part of my homestead, and has never been occupied as such.

IN WITNESS WHEREOF, I have hereunto set my hands, the day and year first above  
written.

Chas. Page

STATE OF OKLAHOMA  
COUNTY OF TULSA SS.