

known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

My commission expires Aug. 21, 1924 (SEAL)

C. E. Hart, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, July 3, 1923 at 2:30 o'clock P. M. in Book 451, page 654

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

234917 C.J.

COMPARED

BUILDING LEASE--BUSINESS

THIS AGREEMENT, Made and entered into this 5th day of March, 1923, by and between Marguet C. Lilliecreutz party of the first part, as lessor, and Blue Grape Nectar Company, a Trust Agreement under the Laws of the State of Oklahoma, its heirs or assigns as lessee.

WITNESSETH: That the lessor does hereby lease unto the said lessee and the said lessee does hereby hire and take the interior of room number----- for use as a Bottling works and for no other purpose for a term of Three years, from the 15th day of March 1923, to the last day of March, 1926 for the consideration of Twenty Seven Hundred Dollars (\$2700.00) lawful money of the United States, payable in Thirty Six equal installments of Seventy Five and no/100 Dollars monthly in advance on the first day of each and every month, until the expiration of said term, at the office of said lessor or his agents in said City.

This Building to be erected on the West end of Lots 2 and 3, in Block One, of Oaklawn Addition to the city of Tulsa, Okla. and the Building to be erected and work rushed as much as possible as per Contract with the Building Contractor, and the Lessor assumes no liability for any delay of the Building Contractor, but will use her influence in getting the building ready at the earliest possible date, so that the Lessee can move in at the earliest possible date and by the 15th day of March, 1923, if possible; and it is understood that all the contents of this building including machinery shall be held good for the fulfillment of this contract.

The above letting is upon the following conditions:

FIRST: Said premises or any part thereof, shall not be assigned, let or underlet, or used or permitted to be used for any other purpose than that first above mentioned, without the written consent of the said lessor or his legal representative, first indorsed hereon and no verbal agreement will be valid.

SECOND: The rules and regulations in regard to the said building printed upon the back of this lease and which are hereby made a part of this lease and such further rules as shall be made by the lessor as provided in said rules, shall during the said term be in all things observed and performed by the said lessee and by all clerks, servants and agents.

THIRD: Said lessor shall not be liable for any damage to any property, at any time in said premises or building, from gas, smoke, water, rain or snow, which may leak into, issue or flow from any part of said building, which the premises hereby leased are part, or from the pipes or plumbing work of same, or from any other place or quarter.

SEVENTH: If for any reason whatsoever, the lessee should be adjudged a bankrupt or make an assignment, this lease shall become null and void and revert back to the lessor.

EIGHTH: Any person placing any articles or papers of any description in any vault in the building will do so at their own risk as lessor will not be responsible for loss, or damage to any article or paper deposited therein.