

and in such event, the lessors shall be liable to the lessee for any and all damages occasioned thereby, but not to exceed the sum of nineteen hundred dollars (\$1900.00)

COMPALED  
In order to secure quiet and peaceable possession during said term of the said premises and contents and in order to secure the refund of any part of all of the said nineteen hundred dollars in the event the said premises and contents are rendered unhabitable within the meaning of this lease, or in the event quiet and peaceful possession in favor of the lessees is interfered with during said term, thereby occasioning the damages above recited, the lessors are this day executing a chattel mortgage to the lessee on all of the said furniture, carpets and draperies, which said chattel mortgage is hereby made a part of this contract to the same extent as though recited herein in full. In this connection it is agreed that if the said furniture, draperies and carpets are destroyed totally, or partially, by fire or the elements, that the lessee's right of refund for rents covering the unexpired term shall attach against the funds payable by the Fire Insurance Company, to cover such damage, and the lessors hereby agree and authorize such Insurance Company, to pay to the lessee at the rate of \$158.33 per month, for the unexpired term beginning with the date of the destruction of the said premises.

Any repairs that the lessee desires to make on the said premises shall be done at his expense.

The said consideration of \$1900.00 shall be paid as follows:

\$838.55 to the Local Building & Loan Association of Oklahoma City, Oklahoma, to apply on its loan made on said premises which said loan is covered by first mortgage. This sum is to be paid to the said company at once and the lessors hereby authorize the lessee to make the said payment to Adkison & Henry, the agents for said Company.

Theron Thomas holds a chattel mortgage on the furniture belonging to the lessors and located on said premises, due July 1, 1923, and in order to protect the same, he has also paid for and in behalf of lessors an insurance premium to cover fire insurance, on the said property, amounting to approximately thirty seven and 20/100 dollars, (\$37.20). The exact amount of the principal and interest of the said mortgage is not known at present, but the same is approximately seven hundred and forty seven 67/100 (\$747.67). It is therefore agreed that the sum of \$737.87 be retained by the lessee, and the lessee hereby agrees to pay said sum to Theron Thomas on or before July 1, 1923, and if this amount is in excess of that due to Theron Thomas, the lessee agrees to refund to the lessors the difference; and if the said sum is not sufficient to cover the indebtedness due to Theron Thomas, the lessors agree to refund the difference to the lessee.

The monthly payments due by lessors to the said Local Building & Loan Association, beginning with the 1st day of June, 1923, are ninety and 35/100 dollars (\$90.35) payable on the 1st of each month. The lessee agrees and is hereby authorized by the lessors to pay one (1) of such payments to the said agents, Adkison & Henry, on the 1st day of June 1, 1923.

The fire insurance policy of six thousand dollars (\$6000.00) carried by the lessors with expire Feb. 14, 1924. The lessors hereby authorize the lessee to pay the premium on said date for the renewal of said policy, the amount of said premium being \$37.20.

The fire insurance policy covering the said bungalow, for two thousand dollars (\$2000.00) will expire June 20, 1923, and the lessors hereby authorize the lessee to pay to Adkison & Henry on or before said date the sum of thirty one dollars (\$31.00) same being premium on said policy for one (1) year.

All of the foregoing payments are to apply on the said rental consideration