

COMPARED

as they now are, the usual wear, inevitable accidents and loss by fire, excepted.

Any repairs made on the fences and buildings on said lands by the lessee shall be considered as done for the convenience of the lessee and for which he shall receive no pay from the lessor, and the same shall become a part of the premises.

And it is further agreed that if the lessee shall fail to pay the rents when due, or construct or place improvements on said land, as contracted for in the manner herein provided, or fail to comply or violate any of the provisions of this contract, the lessor, may, at his option, declare the lease forfeited by giving notice as required by law, and may thereupon re-enter and take possession of said premises and eject the lessee therefrom, but such forfeiture shall not release the lessee from paying all rents contracted for nor from such damages for such failure or violation.

The said lessee further covenant and agree that at the expiration of the time mentioned in this lease he will deliver up the possession of the premises herein described, peacefully and without legal process for the recovery thereof, and that no claim to rightful possession of said premises will be made after the expiration of such time unless with the express written consent of the lessor.

It is expressly understood and agreed by the parties hereto that any sub-lease, assignment or transfer of this lease, or of any interest thereon or thereunder, may be made only with the written consent and approval of the lessor and any assignment or transfer made or attempted to be made without such consent and approval shall be void.

The covenants and agreements hereinbefore mentioned shall extend to and be binding upon the heirs, assigns, executors and administrators of the parties of this lease.

In witness whereof, the parties hereto have hereunto set their hands the day and year first above written.

Witnesses:

W. W. Streating

P.O.

Gertrude Strabb,

William G. Bruner, Lessor,

P.O. Tulsa, Oklahoma,

Mrs. Grace Beck, Lessee.

State of Oklahoma)
County of Tulsa) SS

Before me, the undersigned notary public, in and for said county and state, on this 23rd day of March, 1923, personally appeared William G. Bruner, to me known to be the identical person who executed the within and foregoing lease, 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.

(SEAL) Beulah McAllister.

My commission expires January 16, 1927.

State of Oklahoma)
County of Tulsa) So

Before me, Beulah McAllister, a Notary Public, in and for said County and State, on this 26 day of March, 1923, personally appeared Mrs. Grace Beck, to me known to be the identical person who executed the within and foregoing lease, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

(SEAL) Beulah McAllister, Notary Public.

My commission expires Jan. 16, 1927.

Filed for record in Tulsa County, Okla. on May 5, 1923, at 11:30 A.M. and duly recorded in book 455, page 19, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.