

O. F. Karnes of Vern, Tulsa County, Oklahoma, party of the first part, and O. F. Hall, of Vern, Tulsa County, Oklahoma, party of the second part.

WITNESSETH:

The party of the first part is the owner of lot seven (7) in Block two (2) in Vern Subdivision, Tulsa County, Oklahoma, and the store building located thereon; and the party of the second part is desirous of leasing same for a period of three years.

Now, therefore, for and in consideration of the sum of two thousand, three hundred and forty and no/100 (\$2,340.00) dollars, payable in monthly installments of \$65.00 each, beginning on the 1st day of August, 1923, the party of the first part hereby leases to the party of the second part the above described property and the store building located thereon for a period of three years beginning the 1st day of August, 1923.

It is understood and agreed by and between the parties hereunto, that the party of the second part shall reconstruct and re-decorate the said store building, and the party of the first part agrees to furnish material for same not exceeding a total of \$175.00, and the party of the second part agrees to do all labor free of charge to the party of the first part. The party of the second part agrees to turn to the first party the receipted paid bills for material and same to be applied as rent on this contract in and not to exceed the sum of one hundred seventy five (\$175.00) dollars, as hereinbefore mentioned.

It is further and specially agreed that all furniture and material belonging to the party of the second part and kept in or on said premises shall be subject to a first lien for any rents that may become overdue.

It is further agreed and understood by the parties hereunto, that the party of the first part is leasing to the party of the second part said building for the conducting of a grocery and market and any other change of business cannot be made without the consent of the lessor.

The party of the second part agrees to accept the premises and buildings in their present condition, subject to the terms of this contract, and agrees to turn back to the party of the first part said buildings in as good condition as when taken; natural wear and tear excepted.

The party of the first part agrees to keep the building in habitable condition, except interior decorations which the party of the second part agrees to take care of at his own expense.

Witness our hands and seals this 25th day of June, 1923.

(SEAL) Karnes, Party of the first part,  
O. F. Hall, Party of the second part.

State of Oklahoma )  
County of Tulsa ) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 25th day of June, 1923, personally appeared O. F. Karnes, and O. F. Hall, 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 notarial seal the day and year last above written.

(SEAL) Beulah McAllister, Notary Public.

My commission expires January 16, 1927.

Filed for record in Tulsa County, Okla. on June 27, 1923, at 11:00 A.M. and duly recorded in book 455, page 460, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, county clerk.