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by fire or the elements as not to be unfit for occupancy, then the said first parties agree that the same shall be repaired with reasonable promptitude and in that case the rent accrued or accruing shall not cease ^{or} determine.

It is hereby mutually agreed that said first parties shall not be liable for any ⁱⁿ damage to any property at any time in said premises, or buildings, from gas, smoke, water, rain or snow, which may leak into, issue or flow from any part of said building of which the premises hereby leased are part, or from the pipes plumbing work of the same.

The parties of the first part shall furnish heat free when necessary for heating ^{said premises} ~~purposes~~, and the other rooms in what is known commonly as the Bliss Building, but said second party shall pay and bear all other expenses and costs for everything used by it, such as water, electricity, gas, etc.

It is further understood that the parties of the first part will make no improvements or repairs during the life of this lease, or any extensions thereof, nor pay any assessments for water, except as herein provided, or lights, nor shall said first parties be at any expense of any kind during such rental period in the maintenance, care or repair of said premises, except as provided herein; Provided, further that said second party shall have the right to make any improvements necessary to carry on its business so long as such improvements in no wise injure said premises.

It is understood and agreed, however, that first parties shall maintain the steam heating system in condition to perform the service for which it is intended, and shall maintain the water and plumbing lines in or connected to the building to the point where the same enter the premises covered by this lease.

No tenant shall do, or permit anything to be done on said premises or bring, or keep, anything therein which will in any way increase the rate of fire insurance on said building, or conflict with the laws relating to fires or with the regulations of the Fire Department, or with the insurance upon said building or any part thereof, or conflict with any of the rules and ordinances of said City of Tulsa, or be in violation of the laws of the State of Oklahoma, or of the United States of America.

It is hereby also agreed and mutually understood that the second party shall have the right to close up any doors now entering said rooms so to be used as a banking room, and to make its entrance to the banking room or rooms on either the north or the south side of the present lobby or the Main Street front, or both sides, which entrances shall be used for the purposes of ingress and egress, and in this connection second party shall have the right to decorate or improve the lobby from time to time with the written consent of first parties.

First party agrees to deliver peaceable possession of the room designated as Room 5 West Third Street in the rear of said building, and now occupied as a barber shop, on November 1st, 1924, said last mentioned premises being occupied by W. C. Stout under a lease thereon dated November 1st, 1919, and ending November 1st, 1924. The monthly rental stipulated therein to be paid being \$200.00, which rental is hereby assigned and transferred to second party; And first parties further agree to deliver peaceable possession of the other portions of the premises covered by this lease, on November 1st, 1923, at which time the leases on said premises expire by their terms.

It is understood and agreed that no assignment or sub-letting of this lease, or the premises covered thereby, shall operate ^{to release} second party from the obligation to