

the party of the second part, or either of them, such events, or either of them, shall forthwith and of itself cancel and hold for naught this lease, and all rights thereunder, and possession of said property shall immediately by such act or acts, pass to the party of the first part, at his option.

THE PARTY OF THE SECOND PART further agrees that after the expiration of the time given in this lease, to-wit: the 15 day of January 1926, without notice from the first party, to give possession of said property and said building to said party of the first part, loss by fire alone excepted. The destruction of the building on said premises by fire shall work a termination of this lease.

Provided - That the expiration of the terms of this lease the said second parties shall have the right to remove any and all buildings and other improvements made by them, unless the said first party purchases said buildings and improvements at a price mutually agreed upon by all parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

WITNESSES:

R. S. Braley

Henry Miller

COMPARED

See other side  
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R. J. Fletcher

Rose Fletcher

E. E. Peppers

L. R. Braley

STATE OF OKLAHOMA SS.  
County of Tulsa

Before me, Justice of the Peace, in and for said County and State, on this 13 day of Jan. 1923, personally appeared R. J. Fletcher, E. E. Peppers and L. R. Braley 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 official seal, the day and year last above written.

E. S. Binning-Justice of the Peace.

BUILDING LEASE

FROM

R. J. FLETCHER

TO

E. E. PEPPERS AND L. R. BRALEY

FROM Jan. 15, 1923 to Jan 15, 1926

It is further agreed that in case the said E. E. Peppers and L. R. Braley default in the payments of monthly installments due the Weber Lumber Co., as per agreement, all lumber and other material for which R.J.Fletcher stands as security, shall become a part of the real estate and cannot be removed without R. J. Fletcher's consent.

R. J. Fletcher

Rose Fletcher

E. E. Peppers

L. R. Braley

#### FURTHER CONDITIONS.

It is further understood and agreed by and between the parties hereto, that the said parties of the second part shall have an option of purchase on all the above described property as named in this lease, for a period of three years, as per the tenure of this lease, as per the following terms:-

The said second parties may avail themselves of this option by making a cash payment of One Thousand (\$1000.00) Dollars and a monthly payment of \$50.00 per month thereafter until the balance of \$1500.00 is fully paid, with interest at the rate of 8% on deferred payments -