

The party of the second part, for and in consideration of the use and possession of said premises for said period, does hereby agree to pay unto the party of the first part, the sum of One Dollar (\$1.00) and other good and valuable considerations, and the further consideration that the party of the second part is securing the sum of Thirty-Five thousand dollars (\$35,000.00) in cash to loan to the party of the first part to assist said party of the first part in paying the existing liabilities against his business known as the Peoples Exchange Store, in Tulsa, and re-establishing his credit so that he can continue in active business on a better financial basis,

This lease, for the consideration above named, is a paid up lease for a period of ten (10) years commencing July 1, 1923, and ending June 30, 1933, and no further rental payments will be required from the party of the second part to the party of the first part.

The party of the second part further agrees to keep and maintain all portions of the building let to him by the terms of this contract in as good state of repair as the same are turned over to him, natural wear and tear along excepted, and to hold said first party free from any and all expense in the maintenance and occupancy of said building, including bills or assessments for light, heat, water, and any other expenses, and the said second party agrees to make all repairs in said building necessary to its use and occupancy, including the repairing to plumbing, papering or repairing or re-papering any portion of the property here let, and the second party agrees to hold said first party free from any and all expenses of any kind incidental to the use and occupancy of said building.

The party of the second part further agrees to hold free and harmless and does hereby release said first party from any and all damages that occur to the contents of any portion of the building here let during the term granted.

The party of the second part agrees not to use said building, or any portion thereof, for any purpose that will increase the insurance rate or risk on said building, or for any purposes prohibited by the Statutes of the State of Oklahoma, or the ordinances of the City of Tulsa.

It is further understood and agreed that the property hereby leased will not be used for a grocery store or meat market without the consent of the party of the first part, or his assigns, and this lease shall not be assigned or sublet without the written consent of the party of the first part.

The party of the second part further agrees that after the expiration of the time given in the lease, to-wit: the 30th day of June, 1933, without notice from the first part, to give possession of said portion of said building to said party of the first part, loss by fire alone excepted.

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

Tyree G. Park-Party of the first part

T. W. Davis- Party of the Second Part.

STATE OF OKLAHOMA )  
 )SS  
COUNTY OF TULSA.)

Before me, a Notary Public, in and for said County and State, on this 22nd day of June, 1923, personally appeared Tyree G. Park and T. W. Davis 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.

My commission expires May 15, 1924 (SEAL) E. P. Jennings-Notary Public  
Filed for record at Tulsa, Tulsa County, Oklahoma, June 22, 1923 at 3:00 o'clock P.M. and  
recorded in Book 457 page 401 - By Brady Brown -Deputy (SEAL) O.G. Weaver-COUNTY CLERK