

recorded in Book 467 Page 486

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

234491-ACM

LEASE

COMPARED

THIS LEASE, made this 25th day of June 1923, by and between Marietta Wilson of the first part, and Otis Johnson of the second part,

WITNESSETH: that the said first party in consideration of the covenants and agreements hereinafter set forth do by these presents demise, lease and let unto the second party the following described property, situated in the County of Tulsa, State of Oklahoma, to-wit:

The Northeast Quarter of the Southwest and North west quarter
of the Southeast quarter Section Fourteen (14) Township Twenty
Two (22) North and Range Thirteen (13) East containing eighty (80)
acres

TO HAVE AND TO HOLD the same to the second party from the first day of January 1924 to the 31st day of December 1929. And said second party in consideration of the premises herein set forth agree to pay to the first party as rental for above described premises to move on said land one 4 room house (framed in payment of rents for the first two years, clean out well and build one mile of fence of 3 wires and posts set one rod a part and \$75.00 in cash at the first of third year and \$150.00 for each of the remaining two years.

IT IS FURTHER AGREED, that the second party shall not assign this lease or sublet the premises or any part thereof, without the written consent of the first party, and it is also agreed that upon the failure to pay the rentals or any part thereof as herein provided, or to otherwise comply with the terms and conditions of this lease, by the second party, then the first party may declare this lease at an end and void, and re-enter and take possession of said premises.

IT IS FURTHER AGREED, by and between the parties hereto that all other improvements put on the land can be removed unless party of the first part will pay for same.

IT IS FURTHER AGREED, that at the end of this lease, or sooner termination thereof, the second party shall give peaceable possession of the premises to the first party in as good condition as they are now, the usual wear and tear and damage by the elements alone excepted. And on the non-payment of the rent or any part thereof, at the time as above specified, the first party may distrain from rent due and declare this lease at an end and void and re-enter and recover possession by forcible entry and detainer, and notice of such election and demand of possession are hereby waived. This lease shall not be considered renewed except by agreement of the parties.

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

Witness our hand and seal the first above written.

Marietta Wilson

Otis Johnson

State of McIntosh County, SS.

Before me, J. A. Lane, a Notary Public, in and for said County and State, on this 25th day of June, 1923, personally appeared Marietta Wilson and Otis Johnson 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 above set forth.

My commission expires Sept 8" 1923

(SEAL)

J. A. Lane-Notary Public