

Eleventh Street between Center Street and Main Street, on lots Nos. 11 and 12, block No. 59 (with two entrances from Eleventh Street and a rear side entrance from an alley 20' wide), in Collinsville, Tulsa County, Oklahoma,

Said room fitted and supplied by the said party of the first part with a complete equipment of boxes, fixtures, and furniture for the use of the post office, with city, rural delivery, parcel post, and postal savings furniture, when necessary, together with satisfactory heat and light, heating and lighting fixtures, the requisite water-closets, urinals, water, a fireproof vault with a fireproof safe inside, and having all of the ways of ingress and egress, with all of the rights and privileges thereunto belonging, for the use of the United States, as and for a post office in Collinsville, Tulsa County, Oklahoma, aforesaid, for, during, and until the full end and term of ten (10) years then next ensuing, from and after the first day of October, A. D. nineteen hundred and twenty-two, provided Congress shall make the necessary appropriation therefor from year to year, or authorize the payment of such rental, and subject to termination as hereinafter provided, and the said party of the second part yielding and paying therefor, unto the said party of the first part, its officers, their successors in office, or assigns, from and after the date last above mentioned during the time of occupation by the United States of the said premises under this lease, rent at the annual rate of Eight hundred and twenty-five dollars (\$825.00) in quarter-yearly payments, to wit: On the first day of January, April, July, and October in each and every year during such occupancy, such payments to be made at the above-mentioned post office, subject to the necessary appropriation from year to year as aforesaid, or otherwise as may be provided by law.

The said party of the first part hereby covenants and agrees for itself, its officers, their successors in office, and assigns, to pay all taxes and assessments of every nature, including water rates, that may be levied or assessed upon said premises during the term aforesaid under this lease, and, at its own cost and charge, to have this lease duly recorded in the proper office for registry of deeds of the county wherein the premises are situated, within the time required by any law to render it effective as notice; that the said party of the first part, its officers, their successors in office, and assigns, will properly protect said office by iron bars, locks, and other adequate means, from entry by force from the outside thereof, and will at all times keep said premises, including the boxes, fixtures (including heating and lighting fixtures), furniture, plumbing, vault, safe, in good repair and condition, to the satisfaction of the party of the second part, and furnish and supply at its own expense, without increase of rental, additional boxes, (including heating and lighting fixtures), as the increasing wants of the service may reasonably call for the same, in the opinion of the Postmaster General, and keep such additional boxes, (including heating and lighting fixtures), in like good repair and condition; and in default thereof the said premises shall be deemed unfit for use as a post office, and no rent shall be due or payable hereunder until the same shall be put in a satisfactory condition for such use, or this lease may be canceled at the option of the Postmaster General; and that the said party of the second part shall at all times during the term of this lease peaceably and quietly possess and enjoy said premises.

The contractor expressly warrants that he has employed no third person to solicit or obtain this contract in his behalf, or to cause or procure the same to be obtained upon compensation in any way contingent, in whole or in part, upon such procurement; and that he has not paid, or promised or agreed to pay, to any third person; in consideration of such procurement, or in compensation for services in connection therewith, any brokerage,