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Tulsa , Tulsa County, Oklahoma; aforesaid, for, during, and until the full and term of five (5) years then next ensying, from and after the eighteenth day of February, A. D. nineteen hundred and twenty-three 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, his successors, his heirs, executors, administrators or assigns, from and after ths 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 One Thousand two hundred dollars (\$1,200.00), in quarter-yearly payments, to wit: On the first day of January, April, July, and October in each 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 himself, his successors, his heirs, executors, administrators 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 his 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, his successors, his heirs, executors, administrators 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, safe, in good repair and condition, to the satisfaction of the party of the second part, and furnish and supply at his own expense, without increase of rental, additional boxes and 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 and 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, commission, or percentage upon the amount receivable by him hereunder; and that he has not, in estimating the contract price demanded by him, included any sum by reason of any such brokerage, commission, or percentage; and that all money payable to him hereunder is free from obligation to any other person for services rendered, or supposed to have been rendered, in the procurement of this contract. He further agrees that any breach of this warranty shall constitute adequate cause for the annulment of this contract by the United States, and that the United States may retain to its own use from any sums due or to become due thereunder an amount equal to any brokerage, commission, or percentage so paid, or agreed to be paid.