

the party of the second part default in the payment of any installment of the principal sum herein named, the total principal sum shall become immediately due and payable and the party of the first part shall be entitled to the possession of the premises, at his option, and the property of said second party therein contained, and may sell and dispose of said leasehold and said property of said second party at public auction, and the party of the second part shall be liable to the party of the first part for the remaining sum unpaid and the expenses incident to the collection thereof.

It is further understood and agreed that the property herein leased will be used for grocery store and market purposes only, and for no other object or purpose, and this lease shall not be assigned or sublet without the written consent of the party of the first part.

It is further provided that in the event of the assignment to creditors by the party of the second part, or either of them, or the institution of bankruptcy proceedings against 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 the lease, to-wit: the 31st day of May, 1925, without notice from the first party, to give possession of said portion of building to said party of the first part, loss by fire alone excepted. The destruction on said premises by fire shall work termination of this lease.

It is hereby agreed that the party of the second part shall have the privilege of a renewal of this lease at the expiration of same on the same terms.

In witness whereof, the parties hereto have hereunto set their hands the day and year first above written.

J. A. Farnsworth, Party of the first part.

Walter H. Hill, party of the second part.

State of Oklahoma }
County of Tulsa) SS

Before me, a Notary Public, in and for said County and State, on this 2nd day of August, 1923, personally appeared J. A. Farnsworth, party of the first part, and Walter H. Hill, party of the second part, 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 purposes therein set forth.

Witness my hand and official seal the day and year last above written.

(SEAL) Charlotte F. Basse, Notary Public.

My commission expires Nov. 29, 1923.

Filed for record in Tulsa County, Okla. on Aug. 3, 1923, at 9:10 A.M. and duly recorded in book 467, page 117, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

COMPARED

237258 - BH

RELEASE OF MORTGAGE.

The undersigned The Exchange National Bank of Tulsa, of Tulsa, Oklahoma, owner and holder of one certain real estate mortgage given to Exchange National Bank, for \$300.00 by E. L. Tasker, and Lida O. Tasker, his wife, on the 25th day of November, 1922, and covering the following described parcels of property to-wit:

Handwritten notes and signatures on the right margin:
 Received by J. A. Farnsworth and Walter H. Hill on Aug. 2, 1923.
 Signed and acknowledged before me on Aug. 2, 1923.
 Charlotte F. Basse, Notary Public.
 O.G. Weaver, County Clerk.