

239107 - BH

COMPARED

LEASE.

Know all men by these presents: That Lucy Raven, and Jno. L. Raven, her husband, party of the first part in consideration of the covenants and agreements herein after set forth, hereby demises, leases and lets unto H.S. Hagen, party of the second part the following described premises, sitisted in Tulsa County, State of Oklahoma, to-wit:

N $\frac{1}{2}$ of NE $\frac{1}{4}$ and N $\frac{1}{2}$ of SW $\frac{1}{4}$ of the N $\frac{1}{2}$ consisting of
100 acres, section 35-22-13

To have and to hold th same to the second party from the 1st day of January 1924, to the 1st day of January, 1925. And the second party in consideration of the premises herein set forth agrees to pay to the first party as rental for the above described premises the sum of \$40.00 per year.

It is further agreed, that the second party shall not assign this lease or sub-let 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 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, that at the end of this lease, or sooner termination thereof, the second party shall give peaceful possession of the premises to the first party in as good condition as they now are, the usual wear and tear and damages by the elements alone excepted. And upon the non-payment of the rent, or any part thereof, at the time above specified said first party may distrain for 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 express 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.

In construing this instrument the words "first party" and "second party" wherever used shall be held to mean the persons named in the preamble as parties hereto.

John L. Raven.

Dated this 25th day of August, 1923.

Signed in the presence of:

Lucy Raven,
H. S. Hagen.

State of Oklahoma)

Tulsa County)

SS

Before me, the undersigned, a Notary Public, in and for said County and state on this 25 day of August 1923, personally appeared Jno. L. Raven and Lucy Raven, and H.L. Hagen, 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.

(SEAL) J. A. Reavis, Notary Public.

My commission expires March 2nd, 1925.

Filed for record in Tulsa County, Okla. on Aug. 30, 1923, at 10:00 A.M. recorded in book 467, page 436, By Brad. Brown, Deputy.

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

467