

property, to-wit:

The South Half of Lot Two (2) in Block One Hundred Ninety-five (195)
Original Townsite of Tulsa, Oklahoma, according to the original
recorded plat thereof,

The party of the second part, for and in consideration of the use and possession
of said premises for said period, does hereby agree to pay unto the party of the first
part, the sum of (\$30,900.00 Thirty Thousand Nine Hundred Dollars, said sum to be paid in
the following amounts and at the time therein designated, to-wit:

For the first twenty-four months of said term at the rate of Five
Hundred dollars per month, payable each month in advance, the first of
said Five Hundred Dollar payments to be made upon the signing of this agreement,
same to be applied in payment of the rental for the first month of
the term hereby granted; the second of said monthly payments of five hundred
dollars to be made thirty days after the completion of the building on
said above described premises; the sum of Five Hundred Dollars on the
first day of the third month of said term; and the sum of Five hundred
dollars on the first day of each and every subsequent month of said term
until the expiration of said first twenty-four months;

For the remaining thirty-six months of said term at the rate of five
hundred twenty-five dollars per month, payable monthly in advance,
the first of said payments to be made on the first day of the twenty-fifth
month of the term hereby granted, and the sum of five hundred and twenty-
five dollars to be paid on the first day of each month of said term
thereafter for the remaining thirty-five months;

until the said total sum of thirty-thousand nine hundred dollars (\$30,900.00)
shall have been fully paid.

It is agreed between the parties hereto that the term of this lease shall
commence on and at the completion of the building to be constructed on said above described
premises by party of the first part, and shall extend for a period of sixty months there-
after.

THE PARTY OF THE SECOND PART further agrees to keep and maintain all portions
of the building let to him by the terms of this contract, in as good state of repair as
the same are turned over to him, natural wear and tear alone excepted, and to hold said first
party free from any and all expense in the maintenance and occupancy of said building, in-
cluding bills or assessments for light, heat, water, and any other expenses, and the said
second party agrees to make all repairs in said building necessary to its use and occupancy,
including the repairing to plumbing, papering or repairing or re-papering any portion
of the property here let, and the second party agrees to hold said first party from any
and all expenses of any kind incidental to the use and occupancy of said building.

THE PARTY OF THE SECOND PART further agrees to hold free and harmless and
does hereby release said first party from any and all damages that occur to the contents
of any portion of the building here let, during the term granted.

THE PARTY OF THE SECOND PART agrees not to use said building, or any portion
thereof, for any purpose that will increase the insurance rate or risk on said building,
or for any purpose prohibited by the Statutes of the State of Oklahoma or the ordinances
of the City of Tulsa.