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IT IS UNDERSTOOD AND AGREED, time is the essence of this contract, and should 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 Garage purpose 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, without notice from first party, to give possession of said property and premises to said party of the first part, loss by fire alone excepted. The destruction of the building on said premises by fire shall work a termination of this lease.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

C. C. Weber

R. C. Mott Motor Co.

By R. C. Mott

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS

Before me, a Notary Public, in and for said County and State, on this 20 day of Aug. 1923 personally appeared C.C. Weber, and R. C. Mott, to me known to be the identical persons who executed the within and foregoing instrument and acknowledge 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.

My Commission expires Mar. 12, 1927 (SEAL) Hugh B. Cook, Notary Public  
Filed for record in Tulsa county, Tulsa Oklahoma, Aug. 21, 1923 at 1:00 O'clock P. M.  
Book 468, page 112

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

238442 C.J. COMPARED QUIT CLAIM DEED  
KNOW ALL MEN BY THESE PRESENTS:

That Alice Rees, a widow of 3720 Virginia Ave., Kansas City, Mo., the first party, in consideration of the sum of Seventy-five Dollars, the receipt of which is hereby acknowledged, by these presents remises, releases and forever quit claims unto M. D. Arbuckle the second party, and heirs and assigns, all the right, title, interest, estate, claim and demand, of first party, both at law and in equity, in and to all the following described real property situated in Tulsa county, State of Oklahoma to-wit: