

COMPARED

468

\$250.00 for the second year, payable in advance; the sum of \$300.00 for the third year, payable in advance; the sum of \$300.00 for the fourth year, payable in advance; the sum of \$300.00 for the Fifth year, payable in advance, the sum of \$600.00 for the sixth year, payable in advance; the sum of \$600.00 for the seventh year, payable in advance.

And all of said payments, during said demised term, shall be paid at the National Bank of Commerce, in the City of Tulsa, State of Oklahoma, and in the event the said lessors are not present at the National Bank of Commerce of Tulsa, Oklahoma, on the days and dates that said rent shall become due, the lessee shall then pay the rent by depositing the same to the credit of the said lessors in the National Bank of Commerce in the City of Tulsa; All rent reserved and agreed to be paid under this lease shall be paid in legal tender money of the United States, but an acceptance by the lessors of any currency, checks, coin, or money, shall be construed to be a waiver on the part of the lessors of the right to demand payment as hereinbefore specified.

As a further consideration for the leasing and demising, as aforesaid, it is agreed that the lessee shall have the right and privilege to build and install an oil and gas filling station, with pumps, tanks and all other tools, appliances, equipments and accessories commonly used in such business; to grade the lot to suit the purpose of the said lessee; to drill a well or wells for water, and to sell oil, gasoline, greases, and any and all other accessories or commodities commonly used in a business of this character, and to erect any kind of building necessary for and the carrying on of any other kind of legitimate business upon said premises.

It is further agreed that the lessee shall not permit, with his knowledge or consent, the violation of any of the prohibition laws of the state of Oklahoma, or of the United States, or of any laws of the State of Oklahoma, or of the United States, upon said premises.

It is further agreed that, in the event of the failure of the lessee to pay the rental, as hereinabove described, the improvements, including pumps, tanks and any and all other accessories, located upon said premises, shall be forfeited to the said lessors.

Lessee, as a further consideration for the leasing and demising of said premises as aforesaid, agrees to bear and pay all taxes, assessments and levies made against the improvements placed upon the premises, as herein provided.

It is further covenanted and agreed that the lessee shall have the right to sell the improvements placed upon said property and sub-let this lease to any person, persons, partnership, or corporation, of good reputation and capable of carrying out the provisions of this lease, but in the event said improvements are to be sold, said lessors, shall have the option to purchase same, upon the same terms and conditions that same is offered to anyone else.

It is further covenanted and agreed that, unless the respective parties to this contract shall have agreed, in writing, thirty days prior to the termination of this lease (provided this lease has not sooner terminated in any of the ways herein provided) otherwise, said lessee shall have the right and privilege to remove any and all improvements, accessories and appurtenances belonging thereto, within thirty days after the date of the expiration of this lease, and said lessee shall pay to the lessors, during the removal of said property, at the rate of \$50.00 per month, for the use of said premises during said period of removal.