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after known as party of the first part, and Perry Hodge, of Tulsa, Oklahoma, hereinafter known as party of the second part, Witnesseth:

That party of the first part, for and in consideration of the rents, covenants and agreements of the party of the second part, hereinafter set forth, does by these presents Grant, "ease and Rent to the party of the second part, the following described premises, to-wit:

One (1) room located on the ground floor of the Iowa Building, on the north side of East Second Street, in the City of Tulsa, Oklahoma, known as "105 East Second Street" and occupied as a barber shop.

To have and to hold the same from the 1st day of May, 1924, until the 1st day of May 1929, a period of five (5) years, and from month to month thereafter at the option of the party of the first part: COMPARED

And party of the second part, in consideration of the leasing of the above described premises, does covenant and agree with the party of the first part, to pay said first party, its agents, successors, or assigns, as rent the sum of Six Thousand Dollars (\$6,000.00), payable in monthly payments of One Hundred Dollars each (\$100.00), payable in advance on the first day of each and every month during the life of this contract.

Party of the second part further agrees to install separate meters for gas, water and water and electricity, and to pay for same, and to pay for all gas, water and electricity used by said party of the second part.

Party of the second part hereby waives the benefit of exemption valuation and appraisal laws of the state of Oklahoma to secure payment of rents herein mentioned.

Party of the second part further covenants with party of the first part that at the expiration of the time mentioned in this lease, he will give peaceable possession of said premises to party of the first part, in as good condition as they now are, usual wear, inevitable accidents, and loss by fire excepted, and will make nor suffer no waste thereof

It is an express condition of this lease, that said premises are leased to party of the second part, for his use exclusively as a barber shop and party of the second part hereby agrees not to sub-lease nor under-let, not permit any other person, or persons to occupy said premises, nor make or suffer to be made, any alteration therein, without the consent of party of the first part having been first obtained in writing; and party of the second part further agrees not to use nor permit the use of said premises for any thing deemed extra hazardous on account of fire; and that on account of the non-payment of rent as aforesaid, the said party of the first part may at its election, without distraint for said rent due, re-enter on said premises, or declare this lease at an end and recover same as if held by forcible detainer, said party of the second part hereby waiving any and all notices of such election, re-entry or distraint, or any demand for possession of said premises.

It is hereby made and express condition of this lease, that party of the second part shall continue to pay rent for said premises as above stipulated, until such time as the said party of the second part shall return the keys, and surrender possession of said premises unto said party of the first part.

It is further agreed by and between the parties hereto, that said party of the first part, shall at any time during the life of this contract, have the right to terminate same in case they should desire to remodel the entire lower floor, by giving ninety (90) days notice thereof to said second party; in which event this instrument shall be of no further binding force or effect upon either of the parties hereto.

~~The covenants and agreements herein~~