

(Seal) E. K. Folsom, Notary Public.

My commission expires Sept. 15, 1927.

Filed for record in Tulsa County, Okla. on Nov. 9, 1923, at 10:00 A.M. recorded in book 474, page 345, Brady Brown, Deputy.

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

244172 - BH

BUILDING LEASE.

State of Oklahoma)
County of Tulsa) SS This indenture, ^{of lease} made in duplicate, this fourteenth day of March, 1923, by and between Blanche B. Drum of first part (hereinafter called party of the first part, whether one or more) and W. F. Brewer and _____ Brewer, his wife, of second part (hereinafter called party of the first part, whether one or more).

COMPARED

Witnesseth: That the party of the first part, for and in consideration of the rents, covenants and agreements hereinafter contained, does, and by these presents, demise, lease and rent, for a period of one year from the fifteenth day of March, 1923, to the party of the second part, the following described property, situate in Tulsa County, State of Oklahoma, to-wit:

The south thirty seven and one-half ($37\frac{1}{2}$) feet of lot nine (9) in block three (3) in College addition to the City of Tulsa according to the recorded plat thereof, same being otherwise known as No. 443 South Evanston Street, Tulsa, Oklahoma.

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 \$600.00 (six hundred and no/100) dollars, said sum to be paid in the following amounts and at the time therein designated, to-wit: On the 20th day of March, 1923, the sum of fifty (50.00) dollars and on the 20th day of each and every month thereafter, the sum of fifty dollars (\$50.00) until the total sum of six hundred dollars (\$600.00) shall have been fully paid.

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, including 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 - - -

It is understood and agreed, time is the essence of this contract, and should