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

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COMPARED

LEASE.

This lesse made and entered into on this the 18th day of July, 1923, by and between J.A. Farnsworth, hereinafter designated as the lessor and K. A. Herdman, hereinafter designated as the lessee, witnesseth that said lessor for and in consideration and agreements, hereinafter set forth, and the full performance of each and ever every of them as hereinafter required, does by these present, demise, lease and let unto the said lessee the following described realty situated in the County of Tulsa, State of Okla. to-wit: A tract of land known as the south thirty feet of the west sixteen feet of the east thirty four feet of lot twenty, block seven, Elm Park addition to the City of Tulsa, according to the records of the recorded plat thereof. To have and to hold the same, to the lessee from July 18th, 1923 to July 18th, 1928, and the said lessee for the consideration of the premises above set forth, agrees to pay to the lessor as rental for the above described realty, the sum of eighteen dollars and fifty cents per month, payable in advance. The lessee agrees to erect his own improvements on the demise premise premises, to keep the same in good repair at his own expense, during the term above granted. The said lessor covenants and agrees to and with said lessee that the rents being paid in the manner of eighteen dollars and fifty cents on the eighteenth day of each month, as prescribed and the covenant, conditions and warranties herein, being all and singular kept, fulfilled and performed, said lessee shall lawfully and peacefully have, hold, possess and occupy the premises thereby granted, for tailoring and pressing shop.

It is agreed that said lessee has prior to the expiration of the term of this lease and upon full performance of all obligations herein imposed upon the lessee the right to remove all improvements placed upon the lessee's premises by the lessee, provided however, that the lessor, is hereby given and has a lien on all improvements, as security for the performance of all and every one of the obligations herein imposed upon the lessee. It is understood and agreed that time is the essence of this contract, and that should the lessee default in any of the obligations herein imposed that then the lessee shall be entitled to the possession of the premises, at his option, and the property of the lessee thereon contained and may sell and dispose of said leasehold and said property at public auction and the lessee shall shall be liable to the lessor for the remaining sum unpaid and the expense incident to the collection thereof. It is further understood that this lease shall not be assigned without the written consent of the lessor and that in the event of any assignment to creditors of lessee or the institution of bankruptcy proceedings against lessee, that the happening of any such event shall forthwith and of itself cancel and hold for naught, this lease and all rights thereunder, possession of said property shall immediately by such act or acts pass to the lessor at his option. The lessee agrees that at his expiration of the term given in this lease, and without notice to give possession to the lessor. Executed and duplicated on two sheets of paper one sheet to each of the parties, have subscribed their names this 18th day of July, 1923.

J. A. Farnsworth,
K. A. Herdman.

State of Oklahoma)
County of Tulsa) SS

Before me, the undersigned, Notary Public, in and for said County and for said County and State, on this 18th day of July, 1923, personally appeared J. A. Farnsworth