

COMPARED Five hundred fifty dollars upon the completion of said building and the delivery of possession thereof to the lessees and the further sum of five hundred fifty dollars (\$550.00) upon the first or fifteenth of each calendar month thereafter for fifty nine (59) months thereafter, whether said payment shall be on the first or the fifteenth of said months shall depend upon the time of taking possession of said building. It being understood that payment is to be due on the day of the month on which the lease becomes effective and each month thereafter.

As a further consideration for this lease the lessees shall furnish to the lessor live storage throughout the term of this lease for one automobile belonging to the lessor.

The parties of the second part further agree to keep and maintain all portions of the building let to them by the terms of this contract in as good state of repair as the same are turned over to them, natural wear and tear and damage by fire or storm 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 parties agree to make all repairs in said building necessary to its use and occupancy, including the repairing to plumbing, papering, or repainting, and repapering any portion of the property herein let.

It is further understood and agreed that the second parties agree to hold said first party free from any and all expenses of any kind incidental to the use and occupancy of said building; that the heating plant and all plumbing, water pipes, gas pipes, and sewerage shall be at the risk of the said parties of the second part; but that said parties of the second part will make no alterations or additions to, in or upon the said premises without the consent of said party of the first part being first obtained in writing; that the said party of the first part, or the agents of said party of the first part, may, at reasonable times, enter upon said premises to examine the conditions of the same, and that at the termination of their tenancy, the parties of the second part will yield up said premises ^{as} in good and tenable condition in all respects as the same are turned over to him, reasonable wear and use and damage by fire and other unavoidable casualties excepted.

The parties of the second part further agree to hold free and harmless and do hereby release said first party from any and all damages that occur to the contents of any portion of the premises herein let during the term herein granted.

The parties of the second part agree not to use said building, or any portion thereof, for any purpose that will increase the insurance rate or risk on said building above the rate charged for garages or for any purpose prohibited by the statutes of the State of Oklahoma, or the ordinances of the City of Tulsa.

It is understood and agreed that time is the essence of this contract and should the parties of the second part make default for thirty (30) days 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 parties therein contained, and may sell and dispose of said leasehold and said property of said second parties at public auction, and the parties of the second part shall be liable to the party of the first part for the remaining sum unpaid and the expense incident to the collection thereof, including reasonable attorney fees.

It is further understood and agreed that the property herein leased will be used for garage purposes only, and for no other object or purpose, and this lease shall not be assigned or sub-let without the written consent of the party of the first part.