

As further consideration, the party of the second part promises and agrees to pay unto the party of the first part the sum of ~~Twenty~~ five Dollars (\$25.00) per month for the first twelve (12) months, and Thirty Dollars (\$30.00) per month for the next twelve (12) months of the Two year term of this lease, due and payable in advance on the first day of each and every month by check of the party of the second part mailed to the party of the first part at his or her last named address, or be deposited to their credit in _____ bank at Tulsa _____, State of Oklahoma,

It is further agreed that should the party of the second part default in the payment of any rental as above provided for ten days, and shall continue in default for ten days after notice thereof is given by the party of the first part, then the party of the first part may elect to terminate this lease and reenter and take possession of said premises.

The party of the second part covenants and agrees that it will not commit waste on said premises or permit the same to be committed thereon, and that it will conduct or permit to be conducted any business thereon which is prohibited by law or that is extra hazardous,

The party of the second part further agrees that at the end of this lease, or sooner termination thereof, it shall surrender peaceable possession of the said premises to the party of the first part in as good condition as it may have received the same, usual wear and tear and damage not occasioned by the acts of the party of the second part excepted, and that the party of the first part may reenter and take possession without notice,

It is agreed that the party of the second part shall have the right to conduct any lawful business upon said premises, including the maintaining of a filling station for the sale of petroleum products and that it shall have the right to construct and erect and place in and upon said premises and buildings, structures, machinery, equipment and material which it may desire to use in connection with such business as may be engaged by it upon said premises,

That upon the termination of this lease for any reason, whether at the end of the first term as herein provided or otherwise, the party of the second part shall have the right, for a reasonable time thereafter, to remove all of its property which may have been in any manner placed by it upon said premises, including any fixtures which may be held to attach to the realty.

It is expressly agreed that the party of the second part shall, at any time prior to the termination of the two year period of this lease, have the right at its option, to extend said lease for an additional period of three years, without formal notice to the party of the first part, and that the holding over by the party of the second part, together with the payment of any rental for the terms beyond the two year period of the lease, shall constitute election on the part of the party of the second part to continue this lease in effect for an additional term of three years, as above said providing, nevertheless, that the party of the second part shall have the right within a reasonable time, to remove any and all of its property after the termination of the two years period, as above provided, without being held to have elected to continue the lease for the additional term as above said;

In event the party of the second part shall elect to extend the term of this lease for an additional three year term, then the rental therefor shall be as follows; to-wit: During the first year of said extension, the sum of Thirty-five (\$35.00) per month, during the second year of the extension, the sum of Forty Dollars (\$40.00) per month, and during the last year of said extension the sum of Forty-five Dollars (\$45.00) per month, payable as hereinbefore provided for the payment of rents;

Both of the parties hereto agree to have the leased land and improvements assessed separately for taxation, and that each party shall pay the taxes assessed against their respective property,