

THIS INDENTURE OF LEASE, made in duplicate this 1st day of June, 1922, by and between Mrs. Artie Fox party of the first part (hereinafter called party of the first party whether one or more) and Clara E. Kennard, of second part, (hereinafter called second party whether one or more)

# COMPARED

WITNESSETH: That the first party 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 two years and seven months from the 1st day of June, 1922 to the second party, the following described property, to-wit:

A one story brick building, located at 211 & 213 N. Main St. for the purposes and use of a garage, being that building located on south fifty feet of lot five, Block Twenty-eight (28) or original townsite of Tulsa according to the plat thereof.

THE PARTY OF THE SECOND PART, for and in consideration of the use and possession of said property or premises for said period does hereby agree to pay unto the first party the sum of \$6200.00, said sum to be paid in the following amounts and at the times therein designated, to-wit:

On the 1st day of June, 1922, the sum of \$200.00, and on the 1st day of each and every month thereafter \$200.00 until the sum of \$6200.00 is fully paid.

THE SECOND PARTY, 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 repairs as the same are turned over to him, natural wear and tear excepted, and to hold said first party free from any and all expenses in the maintenance and occupancy of the said building including bills or assessments for light, heat, water, and any other expenses, and the said second party agrees to hold said first party free from any and all expenses of any kind incidental to the use and occupancy of said building.

THE SECOND PARTY, further agrees to hold free and harmless and does hereby release said first party from any and all damages that may occur to the contents of any portion of the building here let, during the term granted.

THE SECOND PARTY, agrees to not use said building or any portion thereof, for any purposes that will increase the insurance rate or risk on said building, or for any purposes prohibited by the Statutes of the State of Oklahoma, or the ordinances of the city of Tulsa, Tulsa County, Oklahoma.

IT IS UNDERSTOOD AND AGREED, "Time" is the essence of this contract, and should second party default in the payment of any installment of the principal sum herein named, the total principal sum shall become immediately due and payable and the first party shall be entitled to the possession of the premises, at his option, and the property of said second party therein contained and may sell and dispose of said lease hold and said property of said second party and at Public Auction and the second party shall be liable to the first party for the remaining sum unpaid and the expenses incident to the collection thereof.

IT IS FURTHER AGREED AND UNDERSTOOD, that the property herein leased will be used for garage purposes only, and for an other object or purposes, and this lease shall not be assigned without the written consent of the party of the first part.

IT IS FURTHER PROVIDED, that in the event of the assignment to creditors, by the second party, or either of them, or the institution of Bankruptcy proceedings against the second party or either of them, such events or either of them, shall forthwith and of themselves cancel and hold for naught this lease, and all rights, thereunder and possession of said property shall immediately by such acts pass to the party of the first part at his option.

THE PARTY OF THE SECOND PART, further agrees that at the expiration of the time