

WITNESSETH:

COMPARED

I.

First party hereby rents and leases to second party for a period of Five (5) years, beginning on the 1st day of October, 1923, the following described property situated in the City of Tulsa, County of Tulsa, State of Oklahoma, to-wit:

The North Sixty (60') feet of Lot 12, in Block 4, East Highlands Addition to the city of Tulsa, Oklahoma; beginning at the Northwest corner of said lot, running thence East along the North line of said lot a distance of 55 feet to the Northeast corner of said lot, thence South along the East line of said lot a distance of 60 feet, thence West along a line parallel with the North line of said lot a distance of 55 feet, thence North along the West line of said lot a distance of 60 feet to the place of beginning.

II.

In consideration of lease of the above described premises, second party agrees to pay first party the sum of One Hundred (\$100.00) Dollars per month in advance. In event said monthly rental is not paid when due and second party fails or refuses to pay same within thirty (30) days after receipt of written notice from first party of such default, then first party shall have the option of terminating this lease.

III.

It is understood and agreed between the parties hereto that said leased premises are to be used by second party as a sales and display room for its products and as an automobile filling station, and this lease is conditioned upon permission being granted by the proper officials of the city of Tulsa, Oklahoma, for such use of said premises; and it is further understood and agreed that if at any time second party is prevented from using said premises for such purposes by any law or ordinance, or legal action, then second party has the option of terminating this lease and relieving itself of any further payments that might be due hereunder.

IV

V.

Upon expiration of the Five (5) year period of this lease, second party shall have the option of extending same for an additional period of Five (5) years upon the same conditions by paying therefor a rental of One Hundred and Twenty (\$120.00) Dollars per month in advance for the first Three (3) years of such period and One Hundred and Thirty (\$130.00) Dollars per month in advance for the next Two (2) years of such period.

VI.

Upon expiration of termination of this lease, or any extension thereof, second party shall have the right to remove from said premises any and all improvements it may have placed thereon.

VII.

It is expressly agreed that the payments made and to be made under this lease are considerations for all rights, privileges and options herein granted.

VIII.

It is understood and agreed that this lease shall extend to and be binding upon the parties hereto, their heirs, successors and assigns.

Executed in Duplicate, the day and year first above written.

WITNESSES:

Lee Wallis
T. M. Besckirok

J. A. Cooley
Nettie V. Cooley (FIRST PARTY)