

therein set forth.

Witness my hand and official seal, the day and year above set forth.

My commission expires August 25th, 1927. (Seal) Roy L. Ware,

Filed for record in Tulsa, Tulsa County, Oklahoma, Oct. 29, 1923, at 10:30 o'clock A.M.
and recorded in Book 479, Page 316.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

243239 C.M.J.

BUILDING LEASE.

COMPARED

STATE OF OKLAHOMA, }
County of Tulsa. } ss.

THIS INDENTURE OF LEASE, made in duplicate, this 10th day of August, 1923, by and between Theron T. Thomas of first part (hereinafter called party of the first part, whether one or more,) and Nick B. Johnson of second part, (hereinafter called party of the first part, whether one or more.)

WITNESSETH: That the party of the first part, 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 One (1) year from the 1st day of December, 1923, (or time possession is taken) to the party of the second part, the following described property, to-wit:

One store room located at 220 1/2 So. Main, Tulsa, Oklahoma, or known as that part of Lot Seven (7), in Block One Hundred Four (4), lying and being between the Bliss Building and Kress Building in City of Tulsa, together with the buildings thereon.

The party of the second part, for and in consideration of the use and possession of said premises for said period does hereby agree to pay unto the party of the first part, the sum of (\$3000.00) Three Thousand and No/100 Dollars, said sum to be paid in the following amounts and at the time therein designated, to-wit:

On the 10th day of August, 1923, the sum of Fifteen Hundred & No/100 Dollars and on the 1st day of June 1924, the sum of Two Hundred Fifty Dollars, and on the 1st day of each and every month thereafter the sum of Two Hundred Fifty Dollars (\$250.00) until the said total sum of Three Thousand Dollars, (\$3,000.00) shall have been fully paid.

THE PARTY OF THE SECOND PART 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 repair as the same are turned over to him, natural wear and tear alone 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 party to make all repairs in said building necessary to its use and occupancy, including the repairing to plumbing, papering or repairing or re-papering any portion of the property here let, and the second party agrees to hold said first party from any and all expenses of any kind incidental to the use and occupancy of said building.

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

THE PARTY OF THE SECOND PART agrees not to use said building, or any portion thereof, for any purpose that will increase the insurance rate or risk on said building, 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, time is the essence of this contract, and should the party of the second part default in the payment of any installment of the principal sum herein