

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 party therein contained, and may sell and dispose of said leasehold and said property of said second party at public auction, and the party of the second part shall be liable to the party of the first part for the remaining sum unpaid and the expenses incident to the collection thereof.

COMPARED

IT IS FURTHER UNDERSTOOD AND AGREED that the property herein leased will be used for Shoe Shining purposes purposes only, and for no other object or purpose, and this lease shall not be assigned or sublet 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 party of the second part, or either of them, or the institution of bankruptcy proceedings against the party of the second part, or either of them, such events, or either of them, shall forthwith and of itself cancel and hold for naught this lease, and all rights thereunder, and possession of said property shall immediately, by such act or acts, pass to the party of the first part, at his option.

THE PARTY OF THE SECOND PART further agrees that after the expiration of the time given in the lease, to-wit: the 1st day of December 1923, or one year from the time possession is taken without notice from the first party, to give possession of said portion of said building to said party of the first part, loss by fire excepted. The destruction of the building on said premises by fire shall work a termination of this lease.

It is further agreed that the fixtures namely, light fixtures, One (1) Forty foot Settee, complete with 20 sets of brass foot rests, One (1) forty foot mirror frame complete with mirror, One (1) Show case used for shoe laces and cash register stand, One (1) Built in Cabinet in rear of building, and One (1) Victrola and records are included in this lease, which said second party is to take good care of, the usual wear and tear excepted.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

Theron T. Thomas

Nick B. Johnson

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

Before me, a Notary Public, in and for said County and State, on this 10th day of August 1923, personally appeared Theron T. Thomas and Nick B. Johnson, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal, the day and year last above written.

My commission expires October 9th, 1926. (Seal) Elizabeth Hall, Notary Public.  
Filed for record in Tulsa, Tulsa County, Oklahoma, Oct. 29, 1923, at 11:10 o'clock A.M.  
and recorded in Book 479, Page 311.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

243241 C.M.J.

RELEASE OF MORTGAGE.

COMPARED

KNOW ALL MEN BY THESE PRESENTS:

That heretofore Samuel Dague and Bertha Dague, husband and wife, did on the 28th day of February, 1923, make, execute and deliver to William Beck, a note for the sum of \$1000.00, due twelve months after date, bearing interest at the rate of eight per cent per annum, payable semi-annually from date, and contemporaneously therewith the said Samuel Dague and Bertha Dague, husband and wife, did make, execute and deliver to the said William Beck a mortgage covering the following described real estate in the city of Tulsa, Tulsa County, Oklahoma, to-wit: