

sum of \$100.00 due and payable on the first of each year in advance.

It is further agreed that at the end of this lease or sooner termination thereof, the second party shall give peaceable possession of the premises to first party in as good condition as they are now the usual wear and tear and damage by the elements alone excepted.

This lease shall not be considered renewed except by agreement of the parties hereto.

The covenants and agreements of this lease shall extend to and be binding upon the heirs, executors and assigns of the parties hereto.

Witness our hands and seals the day first above written.

William Ellis
Party of the 1st part.

Ethel Ellis
Party of the 2nd part.

State of Oklahoma,)
Tulsa County) SS.

Before me, a Notary Public in and for said County and State, on this 2nd day of October 1923, personally appeared William Ellis and Ethel Ellis, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument, and each for themselves acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My Commission expires 1-7-1924

(SEAL) L. L. Wiles, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 5, 1923 at 9:00 o'clock A. M.

Book 480, page 155

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

243754 C.J.

ASSIGNMENT OF RENTS.

COMPARED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar to us in hand paid, and of other good and valuable considerations, the receipt of which is hereby acknowledged, I, J. D. Simmons of Tulsa County, Oklahoma, do hereby assign and set over to M. Hughes, Trustee for the Southwestern Mortgage Company of Roff, Pontotoc County, Oklahoma, all rentals, profits and emoluments accruing to or arising from the following real estate situated in the County of Tulsa and State of Oklahoma, to-wit:

The East 46 and 3/4 feet of Lot Eight (8) in Block Two (2)

Orcutt addition to the City of Tulsa, according to the recorded plat thereof, together with all the improvements thereon.

This property is not the homestead of the grantor and has never been occupied by him as such.

And the said M. Hughes, trustee shall have power to collect the rents on said property, to make rental contracts, to cancel same; to eject tenants, to make repairs; to pay taxes and insurance from the proceeds of said rents, and to do and perform any and all acts in connection with said property, which I, myself, might do or perform in person, it being the purpose of this assignment to give the said M. Hughes Trustee, control of the rentals of the above property that same may be applied on the first mortgage of \$10,000.00 and the second mortgage of \$6000.00 on said property held by the said Southwestern Mortgage Company of Roff Oklahoma, and this assignment shall be irrevocable so long as said indebtedness or any part thereof exists. The said M. Hughes, Trustee, shall have power under this assignment to employ a rental agent to look after the rents and buildings in connection with said property and to pay said agent a reasonable compensation for his services.

Witness my hand this November 3rd, 1923.

J. D. Simmons