

nor 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 this lease, to-wit: the 10th. day of December, 1924, 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 alone excepted. The destruction of the building on said premises by fire shall work a termination of this lease. It is further agreed that any improvements placed upon said property by second party may be removed by him at the expiration of said lease, unless the first party shall pay the second party for said improvements, Provided however, no improvements shall be made on same without the written consent of the first party to make said improvements, and provided further that no lien shall attach to said property by reason of said improvements and that the second party will hold said first party harmless from any liability for said improvements.

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

COMPARED

S. A. Todd
James C. Martin

480 STATE OF OKLAHOMA)
County of Tulsa) SS.

Before me, a Notary Public, in and for said County and State, on this 6th. day of December 1923 personally appeared S. A. Todd and James C. Martin and----- 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 June 29, 1926 (SEAL) W. E. Green, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 7, 1923 at 11:00 o'clock A. M. in Book 480, page 594

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

246203 C.J. RELEASE OF REAL ESTATE MORTGAGE. COMPARED

KNOW ALL MEN BY THESE PRESENTS: That I, Jessie Gilbert, in consideration of the value received, do hereby acknowledge full payment and complete satisfaction of a certain mortgage given by GEO. W. MARTIN to JESSIE GILBERT for One Hundred Sixty (\$160.00) Dollars, dated the 31st day of May, 1923, and filed for record the 21st day of June, 1923, and recorded in Book 456 of Mortgages at page 156, in the Office of the County Clerk of Tulsa County, State of Oklahoma.

The property hereby discharged and released from said mortgage being described as follows:

The East Fifty (50) feet of Lot Thirteen (13), and the East Fifty (50) feet of the South Fifty (50) feet of Lot Twelve (12) in Block Three (3) of the Kinloch Park Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof,

Jessie Gilbert