

the following described property, situated in Tulsa County, Oklahoma, to-wit:

One small store room fronting one S. Main Street about twenty five wide, by about sixty feet in length, outside measurements, situated on lot 2<sup>nd</sup> block 120, O.T. in the City of Tulsa, in the State of Oklahoma.

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 \$4,800.00, said sum to be payable as follows: \$400.00 on the first day of January, 1924, \$400.00 on the first day of each and every month thereafter without demand until the total sum of \$4,800.00 shall have been fully paid.

It is further provided that in the event of the assignment to creditors by 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 her option.

The party of the second part further agrees that the expiration of the time given in this lease, to-wit: the 31st day of December, 1924, without notice from first party, to give possession of said portion of said building to said party of the first part, less by fire alone excepted. The destruction of the building on said premises by any cause whatsoever shall work a termination of this lease.

The party of the second part further agrees to keep and maintain, at his own expense, all portions of the said premises above described in as good state of repair as the same are when turned over to him, and agrees that at the end of this lease or the sooner <sup>termination</sup> ~~expiration~~ thereof, to turn peaceable possession of the premises to the party of the first part in as good condition as they now are, natural wear and tear and damage <sup>se</sup> by the elements alone excepted.

Party of the second part hereby covenants and agrees to replace at his own cost all glass broken during the life of this lease from the said building by any cause whatsoever, and further agrees to keep all lights and fixtures, all gas and water pipes and all electric lightwires and connections in said building in a good state of repair and in a safe condition at his own cost, so as not to endanger the said building, or increase the rate of insurance during the life of this lease.

Party of the second part further agrees to keep all plumbing in a good state of repair at his own expense, during the life of this lease, and to keep all sinks, basins, and toilets and other portions of said premises in a clean and sanitary condition, and agrees to keep all water, gas and electric bills issued against said premises, during the life of this lease, paid promptly, so as to keep the said party of the first part and the said premises in good standing with the corporations furnishing the same. And that he will not cause or permit any accumulation of waste on or adjacent to said premises, and if same shall accumulate he will pay any expense for the removal thereof.

Party of the second part, further agrees not to assign the lease or sublet the premises, or any portion thereof.

The party of the first part shall not be liable for any damage to the goods fixtures or belonging of the party of the second part, caused by gas, smoke, water, rain or snow which may leak into, issue or flow from any part of the said building, of which the premises hereby leased as a part, or from pipes or plumbing of the same, or from any other quarter.

Party of the second part further agrees and covenants not to use the said premises for any unlawful purposes, in violation of the statutes of the State of Oklahoma, or the ordinances of the City of Tulsa, and further agrees to comply with all the ordinances of the