

City of Tulsa now in force or which may hereafter be passed, during the life of this lease.

Party of the second part further agrees to make all repairs, at his own expense, to the interior of said building, including papering, or repapering on any portion of said building, but if it is understood and agreed that party of the second part shall not make any alteration in the interior arrangement of said building, of a permanent nature, without the written consent of said party of the first part.

It is further understood and agreed that the premises herein leased will be used for jewelry store, purposes only and for no other object or purpose without the written consent of said party of the first part.

It is agreed between the parties hereto that time is the essence of this contract and upon the failure of the second party to pay the rentals on the date hereinbefore specified or otherwise comply with any of the terms and conditions of this lease, then the party of the first part may, at his option, declare this lease void and at an end, and re-enter and take possession of said premises without notice, said second party hereby waiving any such notice of his election ~~to do so~~ *is to do*

No verbal contract or agreement made by either of the parties hereto or their agents or employees shall be binding on either party during the term of this lease.

No screens, awnings nor improvements of any kind to be made or supplied by or at the expense of the first party during the continuance of this lease.

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

In witness whereof, the parties hereto have hereunto set their hands the day and year first above written.

By Pearl M. Alexander.
L. G. Sims, Jr., Agent,
I. Herdan,

State of Oklahoma)
County of Tulsa) SS

Before the undersigned, a Notary Public in and for said County and State on this 31st day of December 1923, personally appeared L. G. Sims, Jr., agent for Pearl M. Alexander and I. Herdan, to me known to be the identical persons who executed the above and foregoing instrument, and each severally acknowledged that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and notarial seal the date above written.

(SEAL) Samuel M. Epstein, Notary Public.

My commission expires Jan. 25, 1925.

Filed for record in Tulsa County, Okla. on Jan 4, 1924, at 10:20 P.M. recorded in book 481, page 222, Brady Brown, Deputy.

(SEAL) O. G. Weaver, County Clerk,

248211 - BH

COMPARED

ASSIGNMENT OF MORTGAGE.
(Individual)

Dated January 2nd, 1924.

Know all men by these presents: That W. Frank Walker, in consideration of the sum of one dollar and other good and valuable considerations, dollars, to him in hand paid, the receipt whereof is hereby acknowledged, does hereby, sell, assign, transfer set over and convey unto L. W. Grant, his heirs and assigns, one certain mortgage dated the 2nd day of January, A.D. 1924, executed by Charles Edward Parker, to W. Frank Walker, upon the following described property, situate in the County of Tulsa, and State of Oklahoma, to-wit:

Lot twelve (12) in Block three (3) of Stonebraker
Heights addition to the City of Tulsa, Tulsa County,