

My commission expires Feby. 6th, 1926.

Filed for record in Tulsa County, Okla. on Jan. 18, 1924, at 2:35 P.M. recorded in book 481, page 380, Brady Brown, Deputy.

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

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LEASE.

COMPARED

This agreement, made and entered into this 11th day of December, 1923, by and between Daisy G. Perryman and A. R. Perryman, hereinafter designated as parties of the first part, and Waite Phillips Company, a corporation, party of the second part, witnesseth:

That the parties of the first part, for and in consideration of the sum of one dollar and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, and in further consideration of the covenants and agreements hereinset forth to be performed by the party of the second part, do by these presents demise, lease and let unto the party of the second part the following described premises situated in Tulsa County, State of Oklahoma, to-wit:

All of the west ninety (90) feet of the south fifty (50) feet of lot four (4) and that portion of lot four (4) described as follows: Beginning at a point on the west lot line of said lot, forty (40) feet south of the northwest (NW) corner of said lot and running <sup>lot</sup> thence three (3) feet east at right angles to said west line, thence southeasterly to a point twentyfive (25) feet east of a point, forty seven (47) feet south of the northwest (NW) corner of said lot four (4) measured along the front lot line; thence south on the line running parallel to the westline of said lot a distance of three (3) feet, thence west twenty five (25) feet to a point in the front lot line fifty (50) feet south of the northwest (NW) corner of said lot; thence north along the front lot line to the point of beginning. All, in block one hundred and seventy two (172) of the original town of Tulsa, Oklahoma, according to the recorded plat thereof,

To have and to hold the same unto the party of the second part for the term of five (5) years from the 1st day of January, 1924.

Provided, however, that the five year term may be extended for an additional five (5) years at the option of the party of the second part, by its giving to the parties of the first part six (6) months notice prior to the expiration of the five year term of its intention to exercise the said option.

As consideration for said lease the party of the second part promises and agrees to pay unto the parties of the first part rental in the sum of \$25,500.00 payable in monthly installments as follows: Three hundred and seventy five dollars (\$375.00) per month during the year 1924; four hundred and twenty five (\$425.00) per month during the years 1925 and 1926; four hundred and fifty dollars (\$450.00) per month during the years 1927 and 1928, and \$30,000.00 payable in monthly installments as follows, Five Hundred dollars, \$500.00 per month during the years 1929, 1930, 1931, 1932 and 1933, if the said lease be extended for five years beyond the five years primary term as hereinabove provided.

The aforesaid payments shall be due and payable in advance on or before the fifteenth day of the month beginning January 1st, 1924, by check of the party of the second part mailed to the parties of the first part at their last known address or be deposited to their