

shall not be removed from said premises, without the written consent of first party, and should second party default in the payment of any installment of the principal sum herein named, the total principal sum shall become immediately due and payable and first party shall be immediately entitled to the possession of said premises and said property and at his option may sell and dispose of at public auction as upon a chattel mortgage foreclosure, either said property or said leasehold or both said property and said leasehold and apply the sum so received on the principal sum herein named, and second party shall be liable to first party for the remaining sum unpaid and the expenses incident to the collection thereof. In the event of the sale of said property alone, first party has the further option of continuing this contract in full force and effect, and applying the sum so received as a cash advance payment on the principal sum, which shall not bar first party from thereafter claiming all the benefits of this contract, and from thereafter having a first and prior lien on all furniture and fixtures, goods, wares and merchandise thereafter placed in said premises, and from enforcing said lien as herein provided in the event of subsequent defaults in the payment of any installment of the principal sum herein named.

It is further understood and agreed that the property herein leased will be used for office and retail engraving plant purposes only, and for no other object or purpose, and this lease shall not be assigned 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 first day of February, 1925, 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 understood and agreed that second party shall not use said premises for any purpose which would be a violation of the lease under which first party has possession. In event of foreclosure of foregoing lien first party shall be entitled to collect in addition to the rental fifteen per cent of the sum due and attorneys fees.

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

(Corp. Seal) Boston Shoe Shop, Inc..

By Samuel H. Mitchell, Pres.

Witness: Benj. Betser,  
Sevola Pare,  
Henry S. Coffman,

E. E. Richey, Second party.

State of Oklahoma )  
County of Tulsa ) SS

Before me, a Notary Public, in and for said County and State, on this 12th day of Feb. 1924, personally appeared E. E. Richey, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me 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 official seal, the day and year last above written.

(SEAL) J. C. Rayson, Notary Public,

My commission expires Oct. 20th. 1925.