

#258346 EC COMPARED

THIS INDENTURE, Made this twentieth day of March, A. D. 1924, by and between Emily C. Pette, J. J. Culbertson, Jr. and Florence C. Whittington, hereinafter mentioned as Lessor, whether one or more than one, and J. M. Gillette, Charles W. Bliss, and T. B. Bliss, hereinafter mentioned as Lessee, whether one or more than one,

WITNESSETH; FIRST: The Lessor, in consideration of the rent reserved and agreed by the Lessee to be paid, and the covenants and agreements hereinafter set forth, has and does hereby let and lease unto the Lessee the following described real estate ^{situate} in Tulsa County, State of Oklahoma, to-wit;

The North fifty feet (N50ft), of Lot Six (6), and all of Lots Seven (7), and Eight (8) in Block One Hundred Thirty-five (135) in the city of Tulsa, Tulsa County, Oklahoma, according to the Original Plat and Survey thereof;

TO HAVE AND TO HOLD the same, together with the improvements thereon, the privileges and appurtenances thereunto belonging; subject to the terms, covenants and conditions herein expressed, unto the Lessee for and during the full term of ninety-nine (99) years; that is to say, from the thirty-first day of March, A. D. 1924, to and including the thirty-first day of March, A. D. 2023; unless the same shall be sooner terminated under the terms hereof,

SECOND; The Lessee covenants and agrees to pay to the Lessor, at the office of the Lessor in Oklahoma City, Oklahoma, or at such other place as the Lessor may, from time to time, in writing, designate, as and for rent for said premises, the following sums of money, to-wit:

Thirty Thousand Dollars, (\$30,000.00) per annum for each of the twenty (20) years from the thirty-first day of March, A. D. 1924, to the thirty-first day of March, A. D. 1944, and

Thirty-five Thousand Dollars (\$35,000.00) per annum for each of the next twenty (20) years to the thirty-first day of March A. D. 1964; and

481 Forty Thousand Dollars, (\$40,000.00) per annum for each of the next twenty (20) years to the thirty-first day of March, A. D. 1984, and

Forty-five Thousand Dollars. (\$45,000.00) per annum for each of the next twenty (20) years to the thirty-first day of March, A. D. 2004; and

Fifty Thousand Dollars (\$50,000.00) per annum for each of the next nineteen (19) years to the thirty-first day of March A. D. 2023;

All of said rent shall be paid in equal quarterly instalments, in advance, on the first day of January, April, July and October, in each year during the continuation of the term herein created. Any instalment of rent, or any sum which may, in any manner, become due from the Lessee to the Lessor, hereunder shall bear interest from its due date at the rate of ten per cent (10) per annum, but this provision for interest shall not be construed to, and shall not, in any manner, extend the time for payment of any sum, or performance of any act to be done, by the lessee, in any manner, and shall not limit or waive any right which the Lessor may have to any remedy under this Lease, or under the law, or delay the immediate enforcement of same,

All rent reserved shall be payable in gold coin of the United State of America of or equal to the present standard of weight and fineness, or its equivalent; Provided, however the acceptance by the Lessor of any coin, check or other medium of exchange or value, whatsoever other than that herein stipulated, shall not be construed as a waiver of the right to demand the payment in the medium herein provided,

THIRD; It is agreed that if any rent herein agreed by the Lessee to be paid to the Lessor shall become delinquent for sixty (60) days after becoming due, the said Lessor, at any time thereafter, shall have full right, at Lessor's election, upon thirty (30) days' written notice to enter upon the demised premises and take ^{immediate} possession thereof, and upon the termination of said thirty (30) days' written notice, the Lessor may, at his option, terminate this Lease,