

day of each and every month thereafter the sum of Forty (\$40.00) dollars (\$40.00) until the said total sum of Four Hundred Eighty dollars (\$480.00) shall have been fully paid.

THE PARTY OF THE SECOND PART further agrees to keep and maintain all portions of the building let to him by the terms of this contract, in as good state of repair as the same are turned over to him, natural wear and tare alone excepted, and to hold said first party free and any and all expense in the maintenance and occupancy of said building, including bills or assessments for and any other expenses, and the said second party agrees to make all repairs in said building necessary to its use and occupancy, including the repairing to plumbing, papering or repairing or re-papering any portion of the property here let, and the second party agrees to hold said first party free from any and all expenses of any kind incidental to the use and occupancy of said building.

THE PARTY OF THE SECOND PART further agrees to hold free and harmless and does hereby release said first party from any and all damages that may occur to the contents of any portion of the building here let, during the term granted.

THE PARTY OF THE SECOND PART agrees not to use said building, or any portion thereof, for any purpose that will increase the insurance rate or risk on said building, or for any purpose prohibited by the Statutes of the State of Oklahoma or the ordinances of the City of Tulsa.

IT IS UNDERSTOOD AND AGREED, that time is expressly made of the essence of this contract, and that in addition to the remedies provided by law, and to secure this contract, it is further agreed: First party shall have a first lien, from the date hereof, on all fixtures and stock now or hereafter to be placed in said premises, which property 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 lease hold 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 stock 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 Loan Office 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 28th 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.