

NINTH: THAT upon the institution of proceedings to foreclose this mortgage, the plaintiff therein, without regard to the value of the mortgaged premises or the adequacy of any security for the mortgaged debt, shall be entitled to have a receiver appointed by the court, to take possession and control of the premises described herein, and to collect all rents, and profits thereof, under the direction of the Court, without further proof; the amount so collected by such receiver to be applied, under the direction of the court, to the payment of any judgment rendered or amount found due upon the foreclosure of this mortgage. The foregoing covenants and conditions being faithfully kept and performed this conveyance shall be void; otherwise of full force and effect.

TENTH: In construing this mortgage, the words "first party" shall be held to mean the persons named in the preamble as party of the first part, jointly and severally.

ELEVENTH: Said first party agrees to pay for recording the release of this mortgage when same is paid.

IN TESTIMONY WHEREOF, The party of the first part has hereunto subscribed their names and affixed their seals.

Mathel C. James

Russell B. James

STATE OF OKLAHOMA,)
TULSA COUNTY) SS.

Before me, Maie P. Baker a Notary Public, in and for said County and State, on this 18th day of April 1924 personally appeared Mathel C. James and Russell B. James her husband to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their 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 set forth.

My commission expires Sept. 26, 1927 (Seal) Maie P. Baker Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, on April 19, 1924 at 10.15 oclock A. M. in Book 485 page 251

Brady Brown, Deputy

(Seal)

O. G. Weaver, County Clerk

256149 M H

BUILDING LEASE

STATE OF OKLAHOMA,)
COUNTY OF TULSA) SS.

COMPARED

THIS INDENTURE OF LEASE, made in duplicate, this 1st day of April 1924 by and between Finley Investment Co. of first part (hereinafter called party of the first part, whether one or more,) and M. M. Electric Co. of second part, (hereinafter called party of the first part, whether one or more.)

WITNESSETH: That the party of the first part, for and in consideration of the rents, covenants and agreements hereinafter contained, does, and by these presents, demise, lease and rent, for a period of One year from the 1st day of April 1924, to the party of the second part, the following described property, to-wit:

The store room now occupied by the said party of the second part and known and described as No 21 E. 4th St. Tulsa, Oklahoma situated upon the west 75 feet of Lot 4 in Block No 119 in the City of Tulsa, Oklahoma.

The party of the second part, for and in consideration of the use and possession of said premises for said period does hereby agree to pay unto the party of the first part, the sum of (\$3,900.00) Three Thousand Nine Hundred Dollars, Dollars, said sum to be paid in the following amounts and at the time therein designated, to-wit: