

259867 M H

COMPARED

BUILDING LEASE &amp; BUSINESS

THIS AGREEMENT, Made and entered into this 1st day of February 1924, by and between Hugh Gary party of the first part, as lessor, and A. E. and O. L. Campbell partys of the second part, their heirs or assigns as lessee.

WITNESSETH: That the lessor does hereby lease unto the said lessee and the said lessee does hereby hire and take the interior of room number Nine (9), North Lewis Ave., Tulsa, Oklahoma, situated on Lot 13, Block 4, East Highland Addition to the City of Tulsa, Okla for use as Barber Shop for a term of five years, from the 1st day of October 1923, to the 1st day of October 1928 for the consideration of Three Thousand (\$3000.00) Dollars lawful money of the United States, payable in 60 equal installments of \$50.00 each monthly in advance on the first day of each and every month, until the expiration of said term, at the office of said lessor or his agents in said City.

It is further understood and agreed by the parties hereto that the lessees shall have the privilege of sub-renting the rear room of said premises for any purpose they may see fit, so long as they do not interfere with any other business in the same building.

The above letting is upon the following conditions.

FIRST: Said premises or any part thereof, shall not be assigned, let or underlet, or used or permitted to be used for any other purpose than that first above mentioned, without the written consent of the said lessor or his legal representative, first indorsed hereon and no verbal agreement will be valid.

SECOND: The rules and regulation in regard to the said building printed upon the back of this lease and which are hereby made a part of this lease and such further rules as shall be made by the lessor as provided in said rules, shall during the said term be in all things observed and performed by the said lessee and by all clerks, servants and agents.

THIRD: Said lessor shall not be liable for any damage to any property, at any time in said premises or building, from gas, smoke, water, rain or snow, which may leak into, issue or flow from any part of said building, which the premises hereby leased are part, or from the pipes or plumbing work of same, or from any other place or quarter.

FOURTH: Lessor shall keep in operation or shall cause said building to be heated for the use of tenants during such period as shall be necessary, and will cause said demised premises to be cleaned and cared for by the janitor of the building, and will furnish a reasonable amount of electricity for lighting only, at all times, reserving the right, however, in case lessee in the judgment of lessor uses the electricity in an extravagant or unreasonable manner, of requiring lessee to put in meters and pay for the excess amount uses, or in default thereof, to cut off the supply. In consideration of the fact that no extra charge is made for light, excepting as aforesaid, and for heat and water, lessor shall not be liable for failure to supply either light, heat, or water not due to gross negligence on his part.

Fifth; No tenant shall use window shades or curtains, of any make or kind, other than those designated by the lessor.

SIXTH: No awnings shall be placed on any part of the building without the written consent of the lessor.

SEVENTH: If for any reason whatsoever, the lessee should be adjudged a bankrupt or make an assignment, this lease shall become null and void and revert back to the lessor.

Eighth; Any person placing any articles or papers of any description in any vault in the building will do so at their own risk as lessor will not be responsible for loss, or damage to any such articles or paper deposited therein.

Ninth; And it is understood and agreed that in case of the violation of the foregoing covenants, and conditions, this lease shall be null and void.