

he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on this the day and year last above written.

My commission expires July 1, 1926 (SEAL) E. F. Dixon, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Feb 26, 1924 at 11:00 o'clock A. M. in
Book 486, page 354

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

251987 C.J. L E A S E

STATE OF OKLAHOMA,)
COUNTY OF TULSA,) ss.

THIS INDENTURE OF LEASE, made in duplicate, this 25th. day of February, 1924, by and between JULIAN A. DeCORTE, of Tulsa, Oklahoma, of the first part, hereinafter called party of the first part, and WILLIAM S. PRICE, of Tulsa, Oklahoma, hereinafter called the party of the second part,

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 THREE YEARS from the 1st, day of March, 1924, to the party of the second part, the following described property and premises, to-wit:

The East Forty Feet of Lots Seven (7), and Eight (8), and the East
Forty feet of the Northerly Fifteen feet of Lot Six (6), all in Block
Ten (10) Factory Addition to the City of Tulsa, Oklahoma,

186 together with the building or buildings now erected thereon.

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 Thirty Six Hundred (\$3600.00) Dollars, said sum to be paid in the following amounts and at the time herein designated, to-wit:

On the 31st day of March, 1924, the sums of One Hundred (\$100.00) Dollars and on the last day of each and every month thereafter the sum of One Hundred (\$100.00) Dollars, until the said total sum of thirty Six Hundred (\$3600.00) Dollars shall have been fully paid.

THE PARTY OF THE FIRST PART agrees to deliver possession of said premises to the party of the second party immediately upon the execution of this instrument and further agrees to white wash and paint the walls of the brick building located on said premises, to paint the walls of that part of said building now used as the office, to construct a beam in the rear of said building for the purpose of hanging automobiles thereon and to install a concrete wash-rack for the washing of automobiles and to have all of said service performed and work completed by the 15th day of March 1924.

THE PARTY OF THE SECOND PART 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 returned over to him, natural wear and tear alone excepted, and to hold said first party free from any and all expense in the maintenance and occupancy of said building, including bills or assessments for light, heat, water, any other expenses necessarily incidental to the use and occupancy of said premises.

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 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