

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, time is the assense of this contract, and should the party of the second part default in the payment of any installment of the principal sum herein named, the total principal sum shall become immediately due and payable and the party of the first part shall be entitled to the possession of the premises, at his option, and the property of said second party therein contained, and may sell and dispose of said leasehold and said property of said second party at public auction, and the party of the second part shall be liable to the party of the first part for the remaining sum unpaid and the expenses incident to the collection thereof.

IT IS FURTHER UNDERSTOOD AND AGREED that the property herein leased will be used for the purpose of operating and maintaining a garage and for all uses and purposes in connection therewith including the right to install and maintain a tank for the storing and sale of gasoline, and the right to keep and seall oil and all automobile necessities and accessories, and for such purpose and purposes only, and this lease may be assigned or 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 the institution of bankrupsy proceedings against the party of the second part, such events, or either of them, shall forthwith and of itself cancel and hold for naught this lesse, 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.

IT IS FURTHER AGREED that in case the building on said premises shall, without any fault or neglect on his part, be destroyed, or be so injured by the elements, or any other cause, as to be untenable and unfit for occupancy, the party of the second part shall not be liable or bound to pay rent to the party of the first part for the time after such destruction or injury, and may thereupon quit and surrender possession of the premises.

IT IS FURTHER UNDERSTOOD AND AGREED that after the expiration of the time given in the lease, to-wit: the 1st day of March, 1927, that said second party shall have and is hereby given the option to renew said lease for a like period under the same terms and subject to the same conditions as outlined herein.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

Julian A. DeCorte

Party of the First Part .

Wm. S. Price

Party of the Second Part

STATE OF OKLAHOMA, SS:
COUNTY OF TULSA,

Before me, a Notary Public, in and for said County and State, on this 26 day of February, 1924, personally appeared Julian A. DeCorte and William S. Price, to me known to be the identical persons who executed the within and foregoing instrument and acknowledge 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 written.

My commission expires on the 17 day of November, 1927 (SEAL) E. W. Clark, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Feb 26, 1924 at 11:40 o'clock A.M.
in Book 486, page 355

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk