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IT IS FURTHER AGREED, that at the end of this lease, or sooner termination thereof, the second party shall give peaceable possession of the premises to the first party in as good condition as they are now, the usual wear and tear and damage by the elements along excepted. And on the non-payment of the rent or any part thereof, at the time as above specified, the first party may distrain from rent due and declare this lease at an end and void and re-enter and recover possession by forcible entry and detainer, and notice of such election and demand of possession are hereby waived. This lease shall not be considered renewed except by agreement of the parties.

The covenants and agreements of this lease shall extend to and be binding upon the heirs, executors and assigns of the parties hereto.

Witness our hands and seals the first above written.

Witnesses:

R. J. Kirksey

F. F. Dodson

her
Lucy X Merrell
mark

William P. Merrill

A. S. Harlan

State of Okla, Tulsa County, ss.

Before me the undersigned, a Notary Public in and for said County and State, on this 26 day of Mch, 1924, personally appeared A. S. Harlan and----- to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year above set forth.

My Commission expires Sept 5, 1927 (SEAL) Brady Brown, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Mch 26, 1924 at 2:40 o'clock P. M. in Book 487, page 92

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

254338 C.J.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Sand Springs Railway Company, a corporation organized and existing under and by virtue of the laws of the State of Oklahoma, of the County of Tulsa in the State of Oklahoma in consideration of the sum of Five Hundred and no/100 (\$500.00) Dollars, in hand paid by THE ATCHISON, TOPEKA AND SANTA FE, Railway Company a corporation duly organized under the laws of the State of Kansas has granted bargained and sold, and does hereby grant, bargain, sell and convey, unto the said Railway Company, its successors and assigns, forever, the following premises, situate in the County of Tulsa and State of Oklahoma, and described as follows: All that part of Lot Ten (10) in Block Seven (7), Fairview Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, lying northwestwardly of a line which lies fifty (50) feet northwestwardly of, normally distant from and parallel with the present northwesterly property line of The Atchison, Topeka and Santa Fe Railway Company, containing Three Thousand Five Hundred Five (3505) square feet, more or less.

TO HAVE AND TO HOLD Said premises, with the appurtenances, unto the said Railway Company, its successors and assigns, forever. And said grantor for itself, its successors and assigns does hereby covenant, with said Railway Company, its successors and assigns, that it is lawfully seized of the premises aforesaid; that the premises are free and clear from all incumbrances whatsoever; and that it will warrant and defend the title to the same, with the appurtenances, unto the said Railway Company, its successors and assigns, against the lawful claim of all persons whomsoever.

*
* Deed file No. 30808
* RETURN TO
* SECRETARY, THE A. T. & S. F.
* Ry. Co. Oper

INTERNAL REVENUE

50