

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

Before me, a Notary Public, in and for said County and State, on this 3rd day of May, 1924, personally appeared J. F. Goodman, to me known to be the identical person who subscribed the name of the maker, Dickason Goodman Lumber Co., a corporation, to the foregoing instrument as its Vice-President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

My commission expires May 24, 1927 (SEAL) Edwin G. Froberg, Notary Public
Filed for record in Tulsa County, Tulsa, Oklahoma, May 19, 1924 at 4:35 o'clock P. M. in Book 488, page 157

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

258537 C.J. COMPARED LEASE OF STORE BUILDING.

THIS AGREEMENT OF LEASE, made at Tulsa, Oklahoma, this 3rd day of January, 1923, by and between I. D. Garber, Lessor, and the Gens Cash Stores Company, a co-partnership Lessee, both of Tulsa, Oklahoma;

WITNESSETH: That said lessor does hereby demise, lease and let unto said lessee for the purpose of conducting General Merchandise business thereon, the following described premises situated in the City of Tulsa, Tulsa County, State of Oklahoma, to-wit:

The West 36 feet of Lot 8, in Block 12, Forest Park Addition to the City of Tulsa, together with the frame store building thereon, known as No. 1527 East Fifteenth Street.

TO HAVE AND TO HOLD the same for the term of three years and six months, commencing on the 3rd day of January 1923 and ending on the 3rd day of July 1926, paying therefor a rental of \$85.00 per month for the first six months of the year 1923, due and payable on the 3rd day of each month in advance; and commencing with the 3rd day of July 1923, shall yield and pay therefor a yearly rental of \$1,200.00, in equal monthly installments of \$100.00 each, on the 3rd day of each and every month in advance, during said term of lease, payable at the residence of said lessor in said City of Tulsa, Oklahoma, And said lessees, for themselves, their executors, administrators and assigns, hereby covenants and agrees to and with said lessor, his administrators, executors and assigns, that they will pay said rents at the time and place and in the manner aforesaid; that no gasoline or other substance or material which may increase the danger of fire, or increase the premium for insurance on said building, or which shall emit disagreeable or unpleasant odors, shall be kept or used on said premises, that he will use and occupy said premises in a careful, safe and proper manner; that he will not commit or suffer any waste to be committed thereon; that he will not use or occupy said premises for any unlawful purpose, and that he will conform to and obey all laws of the State of Oklahoma, and all ordinances of the City of Tulsa, respecting said premises, and the use and occupation thereof; that he will not sell, or permit to be sold on said premises during said term, spirituous, vinous, malt, or any intoxicating liquors; that he will not assign this lease nor underlet said premises, or any part thereof, without the written consent of said lessor; that he will make no alterations or additions in or to said premises without the written consent of said lessor, and any alterations or additions in or to said premises so made by lessees, shall not be altered, changed or removed except by written consent of lessor; that he will permit said lessor or by his agents, to enter upon said premises at all reasonable times to examine the conditions of the same; that he will surrender and deliver up said premises at the end of said term in as good order and condition as the same now are, or may be put by said lessor, reasonable use, and natural wear