

and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year first above written.

W. F. Schuermeyer

Mabel Schuermeyer

STATE OF OKLAHOMA, COUNTY OF TULSA SS:

Before me, Chas. A. Parkin a Notary Public in and for said County and State, on this 23rd day of May 1923 personally appeared W. F. Schuermeyer and Mabel Schuermeyer to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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Witness my hand and Notarial Seal the day and year above set forth.

My commission expires July 17, 1924

(SEAL)

Chas. A. Parkin, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 28, 1924 at 11:55 o'clock A. M. in Book 486, page 314

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

259317 C.J.

COMPARED

LEASE

THIS CONTRACT AND AGREEMENT made and entered into in duplicate, on this 27th day of May, A. D., 1924, by and between JULIUS KAHN, of Tulsa, Oklahoma, party of the first part, hereinafter referred to as Lessor, and N. T. GILBERT, Guardian of the Estate of R. V. BARDON, an incompetent, of Tulsa, Oklahoma, party of the second part, hereinafter referred to as Lessee,

WITNESSETH,

That,

Said Lessor, in consideration of the covenants and agreements hereinafter contained, does by these presents let and lease unto the said lessee, the following described premises situated in Tulsa County, Oklahoma, to-wit:

Lots Twenty (20) and Twenty-one (21), in Block Eighty-nine (89), in the City of Tulsa, Oklahoma, as shown by the Government Plat thereof,

together with all the appurtenances and improvements thereunto belonging, for the full term of Two and One-half years, commencing on the 1st day of November, 1924, and ending on the 30th day of April, 1927.

IN CONSIDERATION of the leasing and letting of said premises, the said Lessee does hereby promise and agree to pay to the lessor, for the period named in this lease, the sum of Thirty-six Thousand Dollars (\$36,000.00), to be paid in monthly instalments, as follows: Twelve Hundred Dollars (\$1,200.00) upon the signing of this agreement, the same to cover the November, 1924, rent, and the further sum of Twelve Hundred Dollars (\$1,200.00), in advance, on the first day of each and every month thereafter, beginning on December 1, 1924, until the expiration of said lease.

IT IS EXPRESSLY AGREED between the parties hereto that this lease is entered into upon the following covenants and conditions, to-wit:

FIRST: Said premises shall be used by the Lessee for the purpose of a pawnbroker's establishment and store for the sale of Hardware, jewelry, clothing, sporting goods, trunks and other lines of retail merchandise, except dry goods, and for no other purposes whatsoever. PROVIDED, However, that after November 1, 1925, the Lessee may use said premises for the sale of any lawful merchandise. And said Lessee will commit no waste, nor permit any waste to be committed on said premises, or any portion thereof, or permit said premises, or any portion thereof, to be used for any unlawful purpose.