

My commission expires March 4, 1925 (SEAL) R. C. Thompson, Notary Public
 Filed for record in Tulsa County, Tulsa Oklahoma, May 12, 1924 at 10:40 o'clock A. M. in
 Book 488, page 54

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

257956 C. J. BUILDING LEASE

STATE OF OKLAHOMA,)
 County of Tulsa) SS

COMPARED

THIS INDENTURE OF LEASE, made in duplicate, this 18th day of March, 1924, by and between Hyson Baker of first part (hereinafter called party of the first part, whether one or more,) and The American Laundry Corporation, a corporation, of second part, (herein- after called the party of the second part, whether one or more.)

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 two years from the 25th day of March, 1924, to the party of the second part, the following described property, to-wit:

North 25 feet of Lot Four (4), Block Four (4), of the Sunset Addition
 to the City of Tulsa County, Oklahoma.

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 (\$2940.00) Two thousand nine hundred and forty and no/100 Dollars, said sum to be paid in the following amounts and at the time therein designated, to-wit:

The rental for the first six months of said lease shall be at the rate of \$115.00 per month, payable as follows, to-wit: \$345.00 cash in hand receipt of which is hereby acknowledged, and \$115.00 on June 25th, 1924, \$115.00 on July 25th, 1924, and \$115.00 on August 25th, 1924, and \$125.00 on the 25th of each and every month thereafter until the termination of said lease and the total sum of \$2940.00 is paid.

THE PARTY OF THE SECOND PART further 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 turned 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, and any other expenses, and the said second party agrees to make all repairs in said building necessary to its use and occupancy, including the repairing to plumbing, papering or repairing or re-papering any portion of the property here let, and the second party agrees to hold said first party free from any and all expenses of any kind incidental to the use and occupancy of said building.

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 may occur to the contents or 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, for any purpose that will increase the insurance rate or risk on said building, or 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 essence 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