

NO. 259907 - NRS

RESIDENCE OR APARTMENT LEASE.

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STATE OF OKLAHOMA 0
COUNTY OF TULSA 0 SS
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This Indenture of Lease, made in duplicate, this 29th. day of May, 1924 by and between W.M.Hurtoof the first part (hereinafter called party of the first part, whether one or more) and Dr. J.Fred Bolton of second part, (hereinafter 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 One Year from the 1st. day of June, 1924, to the party of the second part, the following described property, to-wit:

Lots (3), (4) and (5), in Block (8) Park Hill Addition
to the City of Tulsa. Known as #426 South Quanaah (Quannah) Ave.

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 (\$1200.00) Twelve Hundred and no/100 Dollars, said sum to be paid in the following amounts and at the time therein designated, to-wit:

On the 1st. day of June, 1924, the sum of One Hundred & No/100 Dollars and on the 1st. day of each and every month thereafter the sum of One Hundred and no/100 Dollars (\$100.00) until the total sum of Twelve Hundred & no/100 Dollars (\$1200.00) shall have been fully 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 bills or assessments for light, heat, water and any other expenses. 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 of 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 purposes 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 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 residence purposes only, and for no other object or purpose, and this lease shall not 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 either of them, or the institution of bankruptcy proceedings against the party of the second part, or either of them, such events, or either