

(Seal) Calvin A. Richardson, Notary Public.

My commission expires Jan. 12, 1926.

Filed for record in Tulsa County, Okla. on July 24, 1924, at 2:00 P.M. recorded in book 491, page 208, Brady Brown, Deputy.

(SEAL) O.G. Weaver, County Clerk.

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LEASE.

This lease made this 24th day of June, A.D. 1924, by and between Julian A. DeCorte of the City and County of Tulsa, and State of Oklahoma, party of the first part, and A. H. Lee, of the same place, party of the second part, witnesseth:

That said party of the first part in consideration of the covenants and agreements hereinafter set forth does by these presents demise, lease and let unto the said second party the following described property, in the city of Tulsa, Oklahoma, to-wit:

The store room approximately 10x43 feet in area; known and described as 1332 East Sixth Street, being a portion of the ground floor of the building erected by the party of the first part on the west 50 feet of lots 8 and 7 in Block 10, Factory addition to the City of Tulsa, according to the recorded plat thereof,

To have and to hold the same to the party of the second part from the first day of July, 1924, to the 30th day of June, 1929, and the said second party in consideration of the premises hereinbefore set forth agrees to pay to the first party as rental therefor the sum of \$50.00 per month, due and payable on the 1st day of each month, in advance.

It is mutually covenanted and agreed that the first party will rough in plumbing connections, to-wit: water and wastepipes required for the lavatories and barber shop fixtures to be ⁱⁿ stalled by the second party and first part this to install one lavatory in said room. It is further understood and agreed that the second party is to furnish and install all other fixtures required by him for the equipment of a barber shop to be operated by the second party and in the event that the second party shall fully comply with all the covenants and agreements to be performed on his part during the full term of this lease the said second party shall have the right on or before the 30th day of June, 1929, to remove the fixtures owned by and installed by him at his own proper cost and charges and without injury or damage to the premises hereby leased to the party of the second part.

It is further agreed that the second party shall not assign this lease or sublet the premises or any part thereof without the written consent of the first party. It is also agreed that upon the failure to pay the rentals or any part thereof or to otherwise comply with the terms and conditions of this lease by second party, then the first party may declare this lease at an end and void and re-enter and take possession of said premises.

It is further agreed by and between the parties hereto that the second party shall not use or cause or permit the premises hereby leased to be used for any purpose other than a barber shop^{or} business incidental thereto and shall not use or cause or permit said premises to be used for any purpose whatever in violation of the Federal Constitution or laws of the United States or the Constitution of the Laws of the State of Oklahoma, or the Ordinances, rules and regulations of the City of Tulsa, and in the event that said premises are used for any illegal purpose then the first party may declare this lease at an end and void and take possession of said premises,

It is further agreed that at the expiration of this lease or upon its earlier termination by reason of any default or breach on the part of the second party then said second party