

Addition, to the City of Tulsa, County of Tulsa, State of Oklahoma, as recorded in the proper offices of said county, and the purchaser agrees to pay to the seller for said lot the sum of five hundred dollars, (\$500.00) payable in mdse.- in cash. the receipt of which is hereby acknowledged, and forty dollars (\$40.00) in mdse, monthly- of each month, payable in advance from each successive month until the purchase price is paid in full, with interest at the rate of 8% per cent per annum, payable annually, on all amounts which remain unpaid on and after date of contract, 12/1/1923.

1. It is agreed that the seller shall pay all the regular taxes on the above named lot up to and including the taxes payable on; for year 1923, or in case of execution of deed before that time, up to such execution, and the purchaser shall pay all special assessments (should any be levied, against said lot as the same become due and payable and the regular taxes beginning with those payable for the year 1923

2. Said seller agrees, upon receiving each payment at the time and in the manner herein stated, and when said purchaser has in all respects complied with the terms of the agreement to execute and deliver to said purchaser, at its proper cost and expense, a good and sufficient warranty deed with title insurance for said real estate, showing said lot to be free and clear of all encumbrances, except any mechanics' liens or other encumbrances which may be caused by the purchaser or which he may herein or hereafter agree to assume and pay.

3. It being expressly understood that each lot described herein is sold subject to any pipe line or mineral lease as shown of record.

4. In the event the purchaser shall become sick and unable to follow his usual employment and shall furnish a certificate of a physician as to such sickness, satisfactory to the seller, the regular payments shall be suspended during the continuance of such sickness, but in no event shall the regular payments be suspended for more than three (3) consecutive months, at any one time or in any one year.

5. If said purchaser shall fail to make any of the payments to be made hereafter at the time and in the manner specified herein, or if the monthly payments be more than two months delinquent, (except in cases as provided herein) or if said purchaser shall fail to perform any of the conditions of this contract, then all of the installments and amounts remaining unpaid shall immediately become due and payable at the option of said seller; or said seller, at his option, shall immediately after such default have the right to declare this contract void and enter upon and retake possession of the said property herein described (if possession thereon has heretofore been delivered to the purchaser) and retain whatever may have been paid on this contract, as and for liquidated damages agreed for the breach thereof. The failure of the seller to exercise either of said options shall not stop it from afterwards, at any time, exerting such rights so long as said default shall continue, or upon any subsequent default.

6. Should the purchaser desire to build before purchase price has been fully paid, the seller may issue a written permit to erect a building at a minimum cost of _____ dollars. Should the purchaser place any building on the said lot before the same is fully paid for without such written consent, the seller shall have the right to exercise the option herein before provided in paragraph five.

7. With the written consent of the seller, the purchaser may transfer this contract, but any attempted sale, transfer or assignment without such consent shall be void. In the event of such sale, transfer or assignment, the last assignee shall assume all right, title and liabilities of the purchaser hereunder.

8. This lot is sold for resident purposes only, and the minimum cost of such dwelling shall be three thousand dollars 3000.00 when completed, and no part of such dwelling