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RENTAL CONTRACT.

This agreement made and entered into this 23 day of August, 1924, by and between W. T. Brady, as party of the first part, and W.P. Falkenberg, as party of the second part.

Witnesseth: That for and in consideration of the mutual covenants hereinafter expressed, it is hereby agreed by and between the parties hereto as follows, to-wit:

Party of the first part hereby lets, rents and demises unto party of the second part, that certain one-story building, 90 ft. wide and 140 ft. in depth, located upon lot 7; in block 7, of the original town, now city of Tulsa, Oklahoma, for a term of one year commencing upon the 1st day of October, 1924, and ending upon the 1st day of October, 1925, for a rental of \$6000.00, whereof the sum of \$1000.00 has been paid by party of the second part to party of the first part, receipt of which is hereby acknowledged, the remainder payable \$500.00 on the 1st day of November, 1924, and \$500.00 upon the first day of each and every calendar month, thereafter, save and except the 1st day of September, 1925, it being understood that the down payment of \$1000.00 herein acknowledged to have been made, shall cover and represent the rental due for the first and twelfth months of occupancy of the premises by party of the second part, which sum is advanced by party of the second part to insure proper and complete finishing of the premises by October 1st, 1924, as hereinafter expressed. And for the same consideration the party of the first part hereby grants to party of the second part the option of renting the premises above described for the same purpose for an additional two years from the date of expiration of this lease at a rental of \$500.00 per month, payable in advance upon the first day of each and every calendar month.

Party of the first part agrees to run a finished cement floor on the space 20 ft. by 90 ft. in the west end of the building and likewise upon the space 20 ft. by 90 ft. in the east end of the building and likewise a space of 15 ft. in width upon each side of the interior of the building. The remainder of the floor space in the interior of the building shall be brought up to grade in such a manner that a hardwood floor may be laid thereover upon 2 in. by 4 in. timbers laid flatwise upon the graded surface. Party of the first part shall build and finish ladies' rest room in the northeast corner of the interior of the building of an approximate dimension of 14 ft. by 16 ft, and to install new toilet and lavatory in the same. Party of the first part shall likewise install a mens' rest room in the southeast corner of the interior of the building being of the same dimension as the ladies' rest room above described, and shall install therein new urinal, toilet and lavatory. Party of the first part further undertakes and agrees to install in said building and Campbell System of heating. Windows, doors and entrance in the westerly or front side shall be made in Colonial style, the glass panes therein to be of a dimension of 5 inches by 8 inches as nearly as practicable and to be of ornamental colored glass of a variegated hue of Amber and green, according to design heretofore submitted to the party of the second part. Windows upon the north side and east end of the building shall be of such type of construction and finish as shall be agreed upon by the parties hereto. The ceilings and steel beams of the interior of the building shall be neatly finished and painted in two coats of oil paint of assure blue. All walls are to be properly finished and prepared and painted with sizing and finishing coat of oil of Ivory hue. The interior brick wall upon the southerly side of the building will be finished and artistically decorated in the same manner as the other walls and striped and finished in such fashion as to bear an exact resemblance to the interior stone walls so far as possible. All stripping work upon the interior walls shall be done in a sage green tone. Electric wiring shall be installed complete on the north and south sides of the interior and like wise upon the west end and three or more lines, as