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

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LEASE.

This indenture, made and entered into this 1st day of March, 1924, by and between M. Meisch, of Tulsa, Oklahoma, as first party, and Eureka Oil Products Co., a corporation, of Tulsa, Oklahoma, as second party.

Witnesseth, that the said first party, for and in consideration of the rents, covenants and agreements of second party hereinafter mentioned, does hereby let, remise, and lease unto said second party the following described real property situated in the City of Tulsa, Oklahoma, more particularly described as follows, to-wit:

That portion of lot 10, block 1, Bliss addition, City of Tulsa, embraced as follows; commencing at the south west corner of said lot and running east a distance of 62', thence upon said lot in a northerly direction the distance of the width of said lot, thence in a westerly direction a distance of 62', or to the west boundary of said lot, and thence in a southerly direction to the place of beginning.

To have and to hold said premises to the said second party, its successors and assigns, for the term and period of five (5) years from and after March 1, 1924, yielding and paying therefor to the said first party, his heirs or assigns, the rental of one hundred dollars (\$100.00) per month, payable in advance for each and every month during said term, the first rental payment to become due and payable March 1, 1924.

The said second party hereby covenants and agrees to pay to said first party, his heirs or assigns, the rental above specified and reserved, in the manner and at the time above specified, and that it will at the time of said term quietly and peaceably yield and surrender up said premises to the first party, his heirs or assigns.

And the said first party hereby covenants and agrees that the said second party, upon paying the rental above reserved, in the manner aforesaid, shall and may peaceably and quietly have, hold and enjoy said demised premises for and during the term aforesaid without leave, let, hindrance or molestation by or from any person or persons having or lawfully claiming any right in said premises.

And it is further agreed by and between the parties hereto that if the party of the second part, its successors or assigns, should desire to renew this lease for the further term of five (5) years additional from and after the expiration of the term and period commencing March 1, 1924, and shall give said first party, his heirs or assigns, thirty (30) days previous notice thereof, the said first party, his heirs or assigns, shall upon request of said second party, its successors or assigns, execute and deliver unto said second party, its successors or assigns, a lease of said premises for said further term and period, at a rental to be determined by a commission of three persons, each of whom shall have been a resident of the City of Tulsa for and during a period of at least one year previously, one of whom may be selected by each of said parties hereto and the third to be selected by the two previously so selected by the parties hereto, which commission so selected shall base and fix in writing a fair rental value of said premises by consideration the fair rental value of the immediately surrounding and contiguous property and without taking into

COMPARED BY
P.S. and J.M.