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S. G. Kennedy,
Tulsa, Oklahoma,

LEASE

This agreement, made and entered into this the 20th day of November, A.D. 1922, by and between S. G. Kennedy, and S. G. Kennedy, Trustee for James A. Kennedy, Forest Lee Kennedy, Thelma Kennedy, Cordelia Ann Kennedy, Samuel G. Kennedy, Jr., Joseph Kennedy and Minnie Kennedy (hereinafter for convenience, called and designated as the lessor) of the first part, and Western Bank Supply Company (hereinafter for convenience called and designated as the lessee) of the second part,

Witnesseth, that, for and in consideration of the rents, terms, conditions, stipulations, agreements and covenants hereinafter contained and set forth, to be faithfully kept and performed by said lessee, the said lessor does hereby let and lease unto said lessee, and said lessee does hereby hire and accept, in their present condition, the following described premises in the Ten Story Building known and designated as the "Kennedy Building", at the northeast corner of Fourth Street, and Boston Avenue, situated on and being a part of lots five (5) and six (6) in block one hundred and eighteen (118) in the City of Tulsa, according to the original plat and survey of said City of Tulsa, to-wit:

The storeroom and space known and designated as number 315 South Boston Avenue, and a part of said Kennedy Building, situated on and a part of said lots aforesaid, in said City of Tulsa, Oklahoma,

to be used by said lessee solely as, and for the purpose of, a salesroom and the business now engaged in by said Lessee, to-wit: selling and handling office furniture, stationary and office supplies of all kinds and character, and for no other purpose or purposes whatsoever, except with the written consent of said lessor attached to, or endorsed on, this agreement or lease for three (3) years, beginning on the 1st day of January, A.D. 1923, and ending on the 31st day of December, A.D. 1925, at the gross rental of twenty eight thousand two hundred dollars (\$28,200.00), payable as follows: The first year eight thousand four hundred dollars (\$8,400.00) the second year, nine thousand three hundred dollars, (\$9,300.00) and the third year ten thousand five hundred dollars, (\$10,500.00) same to be paid in equal monthly payments in advance on the first day of each and every month during the term of this agreement.

The above letting is upon, and this agreement of lease is subject to and upon, the following provisions, terms, conditions, stipulations, agreements and covenants, and the lessee hereby covenants and agrees to faithfully keep, observe and perform each and all thereof.

First: All of the provisions, terms, conditions, stipulations, agreements and covenants of this agreement or lease shall be binding upon the lessor and lessee and upon their heirs, executors, administrators, assigns and legal representatives.

Second: The lessee shall pay to the lessor, or his duly and authorized agent, the rent herein specified at the times and places herein stated, in lawful money of the United States of America, during the said term, and in case of non-payment of the rent so payable, at any of the times and places aforesaid, or in case the demised premises shall be deserted or vacated, the lessor shall have the right to immediate possession thereof, and the right to re-enter the same, and to take possession thereof and to let said premises and receive the rent thereof, and the lessee shall pay to the lessor the rent stipulated herein to be paid by said lessee less such amount of the rent as the lessor may have collected from other lessees for the use of said premises during the term of this agree-