

ment or lease,

It is further agreed and understood that at any time or times the lessee buys or offers to pay less rent than the lessor is entitled to receive thereunder, said lessor may accept the same and apply to the amount due and payable hereunder; and such acceptance and receipt hereof shall not be construed as or be a recognition of any claim or contention of said lessee as to the amount due and payable hereunder, notwithstanding anything that maybe written or printed on any check or voucher or other instrument with and by which the same may be paid, or any receipt that may be given therefor, and shall not be construed as or be any waiver of the payment of the full amount due and payable at the times and places aforesaid, or as an extension of the time for the payment of the full amount due and payable hereunder, and until the full amount due and payable hereunder shall have been paid in accordance herewith, said agreement or lease shall stand and be in default of payment of said rent and subject to all the consequences hereunder therefor.

Third: The lessee shall not assign nor sublet the premises nor any part thereof, and shall not by license, easement, nor in any other form or manner whatsoever, give or allow to any person or persons whomsoever, with or without hire, the use of said premises or any part thereof, nor use nor permit the same to be used for any other purpose or purposes than above mentioned herein and provided for, without the written consent of the Lessor attached to or endorsed hereon, and any oral or verbal agreement claimed or existing therefor, or in conflict herewith, shall be void and of no effect, and in the event that said Landlord shall consent, in writing as aforesaid, to any or part of said premises being so assigned, sublet, or by license, easement or in any other form, being given or the use thereof so allowed, and it shall be agreed that a bonus, or consideration therefor be paid to said lessee, as such assignor, by the assignee, then the terms thereof shall be disclosed to said Landlord, at the time of obtaining said written consent thereto, and if not so disclosed to him, and this written consent given thereto, said Landlord upon the discovery thereof, shall be entitled to recover the same from said lessee, or assignor, or assigns, or both, and each and both of them hereby agree to pay the same to said Landlord, and in addition thereto, this lease shall be forfeited, and terminated therefor, and, in the event, that said lessee shall vacate, or shall fail, neglect or refuse to keep any or all of the provisions of this paragraph of this contract, then said lessor shall be entitled to the immediate possession of said premises, and said lessee shall forfeit any and all right, title and interest therein and thereto.

Fourth: The lessee hereby covenants and agrees not to sell, give away, or otherwise furnish or permit to be sold, given away or otherwise furnished on the premises hereby demised any intoxicating liquors, and the lessee covenants and agrees that said lessee shall not maintain or operate or permit to be maintained or operated on said premises any gambling game or device of any nuisance whatsoever, and the lessee further covenants and agrees that said lessee will not conduct on said premises any business or occupation nor permit any acts or conduct on said premises in violation of any of the laws of the United States of America, of the State of Oklahoma, or of any of the conditions of the City of Tulsa, and a violation of any of the provisions, stipulations, covenants and agreements of this paragraph shall work an immediate forfeiture of this lease and terminate the tenancy of the lessee and entitle the lessor to the immediate possession of the premises hereby demised.

Fifth: The lessee shall quit and surrender the premises at the end of the term in as good condition as the reasonable use thereof will permit, and will not make any alterations, additions or improvements in the premises without the written consent of the lessor, and any alterations, additions or improvements which may be made either by the parties hereto upon the premises, except movable office furniture or light wood or glass partitions put in at the