

for any unlawful purposes, in violation of the statutes of the State of Oklahoma, or the ordinances of the City of Tulsa, and further agrees to comply with all the ordinances of the City of Tulsa now in force or which may hereafter be passed, during the life of this lease.

Party of the second part further agrees to make all repairs, at his own expense, to the interior of said building, including papering or re-papering of any portion of said building, but it is understood and agreed that party of the second part shall not make any alteration in the interior arrangement of said building, of a permanent nature, without the written consent of said party of the first part.

It is further understood and agreed that the premises herein leased will be for offices, storerooms and any other legitimate business, purposes only and for no other object or purpose without the written consent of said party of the first part.

It is agreed between the parties hereunto that time is the essence of this contract and upon the failure of the second party to pay the rentals on the dates hereinbefore specified or to otherwise comply with any of the terms and conditions of this lease, then the party of the first part may, at his option, declare this lease void and at an end, and re-enter and take possession of said premises without notice, said second party hereby waiving any such notice of his election so to do.

No verbal contract or agreement made by either of the parties hereto or their agents or employees shall be binding on either party, during the term of this lease. The party of the second part shall have the right to make such remodeling as he desires to said rooms within and without, but shall not remodel in such a way that it would impair the building or increase the rate of insurance on said premises or decrease the value of the building.

Party of the second part is to have the privilege of removing any lighting or plumbing fixtures installed in the building.

The covenants and agreements to this lease shall extend to and be binding upon the heirs, executors or assigns of the parties hereto.

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands the day and year first above written.

R. T. Daniel

By R. E. Simmons, His Agent.

O. D. Coggeshall

STATE OF OKLAHOMA, County of Tulsa. )ss.

Before me, the undersigned, Notary Public in and for said County and State, on this 23rd day of February, 1925 personally appeared R. T. Daniels by R. E. Simmons his agent to me known to be the identical persons who executed the above and foregoing instrument, and each severally acknowledged that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and notarial seal the date above written.

My commission expires March 28, 1927. (Seal)

Mabel Edens, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, March 25, 1925, at 10:00 o'clock A.M. and recorded in Book 493, Page 269.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

282453 C.M.J.

MORTGAGE OF REAL ESTATE.

TREASURER'S ENDORSEMENT

This is to certify that \$ 0.98 has been received and Receipt No. 19376 issued therefor in the name of W. W. Stuckey, County Treasurer, on March 25, 1925.

W. W. Stuckey, County Treasurer

THIS INDENTURE, Made this 19th day of March A. D. 1925, between E. C. Wachtman and Lena B. Wachtman, his wife of Tulsa County, in the State of Oklahoma, parties of the first part, and