

payments past due and unpaid shall be added to the payment or payments, next coming due, but that should second party at any time fail to make said monthly payments for a period of three or more consecutive months, this contract and escrow may be declared terminated at the option of first party. Provided second party is hereby given the right at one time as he may elect and that when any such payments are made then the interest on such payments shall cease. And provided further that first party hereby agrees to pay all taxes, of whatsoever kind or nature on said premises up to the date of this contract, and second party is obligated and bound to pay all taxes that may hereafter become due and payable on said premises, except that first party must pay the 1st half of 1924 taxes which falls due in June 1925, second party to carry Insurance on said premises and buildings thereon, not less than \$1500.00

5.

It is further agreed that the first party hereto, hereby binds herself to pay the \$1000.00 mortgage indebtedness on said premises to the Title Guarantee & Trust Company, which is due on or about July 1st, 1925.

6.

It is further agreed that first party hereby guarantees to second party to deliver to second party the possession of said premises on or before May 10, 1925.

7.

It is further agreed between the parties that each party hereto is bound to perform their part of this contract as herein set out, both as to time, payments, delivery of possession, and conditions generally but that any unavoidable occurrence or happening not under the control of the parties hereto, or either of them, shall in no way vitiate or void this contract and that parties may if they elect make a new agreement to cover any unforeseen condition that may hereafter arise, and yet not avoid this contract by either party hereto.

This contract made signed and acknowledged by both parties hereto this 21st day of April, 1925.

Lillian B. Repa, First Party

W. D. Winn, Second Party.

STATE OF OKLAHOMA, COUNTY OF TULSA.)ss.

Before me, the undersigned, a Notary Public in and for said County and State on this 21st day of April 1925, personally appeared Lillian B. Repa, a single woman, and W. D. Winn, to me personally known to be the identical persons who executed the within and foregoing instrument and acknowledged to me, that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year first above written.

My commission expires December 2, 1925. (Seal) Lula A. Cofer, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, April 21, 1925 at 1:00 o'clock P.M. and recorded in Book 493, Page 398.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

285136 C.M.J.

RELEASE OF OIL & GAS LEASE.

WHEREAS a certain oil and gas mining lease, dated February 23, 1925, was executed by G. L. Webber and Deane Webber, as lessors, to Earl Tiffany and D. N. Tiffany, covering the following described land:

East Half of Block Ten, Industrial Heights Addition to the city of Collinsville, Oklahoma.

said lease being recorded in the office of the County Clerk of Tulsa County, Oklahoma; and