

corner thereof, being also the Northwest corner of Sublot 3 of said Lot 7; thence Southerly with the West line of sub-lot 3, 80 feet to the Southwest corner thereof, thence Easterly 40 feet with the South line of said sub-lot 3, to a point in the East line of said Lot 7; thence southerly with said line 18 feet to the Northeast corner of sub-lot 4, 50 feet to the Northwest corner thereof, a point in the East line of sub-lots 2 and 1, 98 feet to the Northeast corner of sub-lot 1, a point in North line of said Lot 7, Block 136, thence southerly with said line 10 feet to the place of beginning.

TO HAVE AND TO HOLD the same to the said parties of the second part for a term of Fifteen (15) years, to-wit: From the 22d day of August, 1924, to and including the 22d day of August, 1939; and the parties of the second part in consideration of the premises herein set forth agree to pay to the party of the first part the following rentals for the above described premises, to-wit:

For the first two years of said term, that is: from August 22, 1924, to August 22, 1926, the rental shall be at the rate of Forty thousand dollars (\$40,000.00) per annum payable monthly before the 8th day of each calendar month as follows: for the first eleven (11) months of each of said years the sum of Three thousand three hundred dollars (\$3,300.00) per month; for the twelfth month of each of said years the sum of Three thousand seven hundred dollars (\$3,700.00);

For the succeeding five (5) years of said lease: that is, from August 22, 1926, to August 22, 1931, the rental shall be at the rate of Fifty thousand dollars (\$50,000.00) per year payable monthly in advance before the 8th day of each calendar month as follows: for the first eleven months of each of said years Four thousand one hundred dollars (\$4,100.00) per month; for the twelfth month of each of said years the sum of Four thousand nine hundred dollars (\$4,900.00);

For the last eight years of said term of said lease, that is: from August 22, 1931 to August 22, 1939, the rental shall be at the rate of Sixty thousand dollars (\$60,000.00) per annum, payable before the eighth day of each calendar month monthly in advance, as follows: For each month of said term the sum of Five thousand dollars (\$5,000.00).

IT IS STIPULATED AND AGREED by and between the parties hereto that said lessor shall pay for repairing roof or new roof, and painting outside of said building every two or three years as needed, and shall replace plate-glass if broken by tornado or the elements; all other upkeep of said building and fixtures to be paid by the lessees.

IT IS FURTHER STIPULATED THAT whereas said lessees have purchased certain assets of The Hunt Company, a corporation of Tulsa, Oklahoma, and have executed certain notes as part-payment therefor, and in said transaction said lessees on the first day of March, 1926, will be entitled to certain credits for uncollected Accounts Payable purchased by them from the said Hunt Company,

NOW THEREFORE, the party of the first part herein agrees that in the event that the said Hunt Company shall have disposed of said notes and that the parties of the second part herein are not able to secure credit on said notes for said charge-backs, then and in that event the first party herein agrees that said sums to which the said second parties may be entitled to credit on said notes, may be deducted from the rentals under this lease.

The lessees herein hereby covenant that they will hold the first party free and harmless from any liability by injury to persons or property arising either from occupancy of said premises, including the operation of any elevators or other machinery, or appliances thereon, or any alterations or repairs to said premises made by the said second parties.

It is further understood and agreed that the said second parties may make reasonable alterations and changes in said leases premises for the purpose of maintaining the character