

267246-CW

## L E A S E.

THIS LEASE, Made this 3rd day of September, 1924, by and between Perroz T. Thomas, party of the first part and ~~Logan~~ Terry, doing business as Terry Cleaning Company, and H. E. Bradshaw, party of the second part whether one or more,

WITNESSETH: That the party of the first part, in consideration of the covenants and agreements hereinafter set forth, does by these presents demise, lease, and let unto the party of the second part the following described property situated in Tulsa County, Oklahoma, to-wit:

The last storeroom fronting on Section Street, ground floor, and at the East End of the building covering Lot 38, Block 45, Original Town of Sand Springs, Oklahoma.

TO HAVE AND TO HOLD the same unto the party of the second part for a term of two years beginning the 1st day of October, 1924, and ending the 30th day of September, 1926, the party of the second part, in consideration of the leasing of said storeroom agreeing to pay unto the party of the first part a total consideration of Fifteen Hundred Sixty and No/100 (1,560.00) Dollars, said sum to be paid in twenty-four (24) monthly installments of Sixty-five (\$65.) Dollars each, the first to be paid on the 1st day of October, 1924, and like installments to be paid on the first of each and every month thereafter until the total sum of Fifteen Hundred Sixty (1560.) Dollars has been fully paid.

IT IS FURTHER AGREED: First. That the party of the second part shall not assign this lease or underlet said premises or any part thereof within the written consent of the first party.

Second. That at the expiration of this lease, or sooner termination thereof, the second party shall give peaceable possession of the premises to the first party in as good condition as they now are, the usual wear and tear and damage by fire or other unavoidable casualty excepted.

Third. That upon the failure of the party of the second part to pay the rentals hereinabove provided, or to otherwise comply with the terms or conditions of this lease, then the party of the first part may declare this lease thereby ended, and may enter and take possession of the premises, or may declare the total sum above provided to be paid as consideration for the rental of said premises, due and payable, at her option.

Fourth. That this lease shall not be considered renewed except by agreement of the parties hereto.

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

Sixth. That the party of the second part shall bear all expenses covering the inside repairs of said premises, the said second party, however, not to make any alterations to said premises without the written consent of the first party.

Seventh. That the party of the second part shall pay for all gas and electric current used by him in said premises, the first party to pay all bills for water used therein.

Eighth. That the party of the first part shall have a lien on the machinery and fixtures placed in said premises by the party of the second part for the payment of the rentals provided for above.

Ninth. That time shall be of the essence of this agreement.

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

Perroz T. Thomas, Party of the first part.  
Logan Terry, Terry Cleaning Company.

H. E. Bradshaw, party of the second part.