

sum of Five Hundred & Ninety Eight and 59/100 DOLLARS to him in hand paid, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer, set over and convey without recourse unto Ben H. Lancaster his heirs and assigns, the mortgage deed recorded in Book 523 Page 95. of Mortgage Records of Tulsa County, State of Oklahoma, conveying the following described premises situated in said Tulsa County, to-wit: Lot Fourteen (14) in Block Six (6) in Reddin Add to City of Tulsa, Tulsa County, Okla, and all right, title and interest in and to the real estate conveyed, and the promissory notes, debts and claims secured thereby, and covenants therein contained.

IN WITNESS WHEREOF, The said mortgagee has hereunto set his hand this 13 day of Sept. 1924.  
 STATE OF OKLAHOMA, }  
 COUNTY OF TULSA. } SS.  
 W. J. Carl.

Before me, the undersigned, a Notary Public, in and for said County and State on this 13th day of Sept. 1924 personally appeared W. J. Carl to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal of office the day and year last above written. (Seal) My commission expires Sept. 5, 1927. Brady Brown, Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on Sept. 26, 1924 at 10:35 A. M. o'clock recorded in book 496, page 342.  
 By Brady Brown, Deputy. (SEAL) O. G. Weaver, County Clerk.

268222-CW.

L E A S E

This lease made and entered into this 28th day of July, 1924, by and between E. L. Berry, party of the first part, and B. H. Lancaster, party of the second part.

WITNESSETH: That the said party of the first part in consideration of the rents, covenants and agreements of the said party of the second part hereinafter set forth, does by these presents grant, lease, and rent to the said party of the second part, his heirs and assigns, the following described property and real estate, situated in the City of Tulsa and State of Oklahoma, to-wit: Lots Seven (7) and Eight (8), in Block Ten (10), in Berry Addition to the City of Tulsa, according to the recorded plat thereof.

TO HAVE AND TO HOLD, the same for a term of eight years commencing on the First day of July, 1924, and ending on the First day of July, 1932, and the party of the second part in consideration of the leasing of the said premises to him as above set out, covenants and agrees with the party of the first part, her heirs or assigns, as the rent therefor, the sum of Seven Hundred Twenty Dollars (\$720.00) per year during the life of this lease payable as follows: Nine Hundred Dollars (\$900.00) in advance on execution of this instrument in payment of rent to November 1, 1925, receipt of which is hereby acknowledged; and Sixty Dollars (\$60.00) on November 1, 1925, and Sixty Dollars (\$60.00) on the First of each and every month thereafter during the life of this lease, payable monthly in advance.

It is further agreed by and between the parties hereto that at the expiration of this lease or at any time prior to said expiration of this lease the party of the second part has the right and privilege to remove from said premises all the buildings and improvements now located upon the said above described real estate except brick garage, together with all personal property now on said premises and has the right to remove all the buildings and personal property he may place on said leased premises at any time from now until the expiration of this lease, and reserves the right to remove all buildings and improvements and all personal property on said real estate at the time this lease expires by its limitations herein named or by any expiration that might be hereinafter agreed upon.

COMPALED BY

R. S. and J. M.

496