

is to be completed on or before the 15th day of December 1924, weather and conditions permitting said building to be completed, properly wired, plumbed with water, gas and electric lights and power for moving picture purposes at the cost and expense of the said party of the first part ready for the equipment of the said party of the second part.

The said party of the first part for and in consideration of the covenants and agreements hereinafter set forth by these presents does hereby demise, let and lease unto the said party of the second part said moving picture room as heretofore referred to for a period of five (5) years from the date of possession thereof at the annual rental of One Thousand Dollars (\$1,000.00) per year payable as follows to-wit: the sum of Two Hundred fifty Dollars (\$250.00) which shall cover the first three (3) month's rental, upon taking possession of said premises by the party of the second part and thereafter the sum of Eighty three Dollars and thirty three and one third cents (\$83.33 1/3) per month, payable in advance during the life of said lease.

The said party of the second part does hereby contract and agree to pay said rental as above set forth and hereby accepts the terms and conditions of this lease and agrees that said rental payment shall be made as herein specified.

It is further contracted and agreed by and between the parties hereto that the failure of the said party of the second part to pay all rentals or any part thereof as herein specified or otherwise comply with the terms and conditions of this lease, with the said party of the second part, then the said party of the first part may consider this lease at an end and void and take possession of said premises.

It is further contracted and agreed by and between the parties herein that at the end of this lease or sooner termination thereof, said party of the second part shall give peaceable possession of the premises to the first party in as good condition as they are at the time the said party of the second part took possession thereof, the usual wear, tear and damage of the elements alone excepted and upon none -payment of the rents or any part thereof at the time said first party may distrain for rent due and declare this lease at an end and void and re-enter and re-cover possession by forcibly entry and detainer and notice of such election and demand of possession on lease are hereby waived. This lease shall not be considered renewed except by agreement of the parties.

This lease is assignable. The terms and conditions of this agreement are hereby made to and shall extend and be binding upon the heirs, executors and assigns of the parties hereto.

IN WITNESS WHEREOF the said parties have hereunto set their signatures on the day and date first above written.

Dave Campbell, Party of the First part

STATE OF OKLAHOMA, }  
COUNTY OF TULSA. } SS.

H. Spencer, Party of the second part.

Before me the undersigned, a Notary Public in and for said County and State, on this 16th day of Sept. 1924, personally appeared Dave Campbell 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. In Witness Whereof, I have hereunto set my hand and official seal the day and year last above written. (SEAL) D. Ed. Chase, Notary Public.  
My commission expires 3-17-1926.

Filed for record in Tulsa County, Tulsa, Oklahoma on Sept. 30, 1924 at 8:00 A.M o'clock

Recorded in book 496, page 374.  
By Brady Brown, Deputy.

(SEAL)

O. G. Weaver, County Clerk.

268451-CW.

RELEASE OF REAL ESTATE MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS: THAT, WHEREAS, on the 30th day of March, 1922, a certain mortgage was executed by Laura Holbrook and David Holbrook, her husband

COMPARED BY  
J. M. and  
J. S.