

demise, lease and let, unto the second party the following described property situated in Tulsa County, State of Oklahoma, to-wit: Lot Five (5), Block Thirty-nine (39) Town of Red Fork, Tulsa County, State of Oklahoma.

TO HAVE AND TO HOLD THE SAME to the second party from the 1st day of November, 1924 to the 31st day of October, 1926. And said second party, in consideration of the premises herein set forth, agrees to pay to the first party, as rental for the above described property, the sum of Twenty-five (\$25.00) Dollars per month for the first year, and the sum of Thirty-five Dollars per month for the second year, it being agreed that the sum of \$250.00 hereinabove described as a portion of the consideration for this agreement shall be deemed and accepted by the first parties as payment in full of said rental for the first ten (10) months of this agreement, it being agreed that the rental thereafter shall be due and payable for each month thereafter on the first day of each succeeding month.

It is agreed that on the failure of the second party to pay the rentals as herein provided, or to otherwise comply with the terms and conditions of this agreement, then the first party may declare this lease at an end, and void, and re-enter and take possession of said property.

It is further agreed that at the termination of this agreement the second party shall give peaceable possession of said premises unto the first parties in as good condition as they now are, ordinary wear and tear, unavoidable casualties, and damage by fire along excepted.

It is further agreed by the first parties hereto that for and in consideration of the consideration hereinabove named, and for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, in hand paid by the second party unto the first parties; the second party shall, and hereby is granted an option to purchase the premises herein above described from the first parties at a total consideration of Two Thousand (2,000) Dollars, free and clear of all liens and encumbrances, it being agreed however, that such option to purchase, if such option is exercised, must be exercised on or before the 31st day of October, 1925, otherwise this option to purchase shall be void. It is further agreed that should said option purchase be exercised by the second party that the sum paid by him unto the first parties as consideration for the rental of said premises for the first twelve months of this agreement shall be deemed a part of said total purchase price, and shall be deducted from that amount.

It is agreed that this agreement shall be binding on the heirs, representatives, and assigns of the parties hereto. It is further agreed that the first parties shall keep up all repairs on the buildings.

In Witness Whereof the parties hereto have signed this agreement the day and year first above written.

STATE OF OKLAHOMA,)
TULSA COUNTY,) SS.

Marguerite I. Jones,
B. M. Jones, Parties of the First Part.
O. V. Field, Party of the Second Part.

Before me, a Notary Public, in and for said County and State, on this 11th day of October, 1924, personally appeared Marguerite I. Jones, B. M. Jones, and O. V. Field, to me 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.
(Seal) My commission expires June 25, 1928. Emily Fowlkes, Notary Public.

Filed for record in Tulsa County, Tulsa, Oklahoma on Oct. 14, 1924 at 1:45 P. M. o'clock
recorded in book 496, page 510.
By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.

COPIED BY 56