

The Easterly Fifty (50) Feet of Lot Six (6), and the Westerly Twenty (20) Feet of Lot Seven (7), in Block One Hundred Ninety-eight (198), in the City of Tulsa, Oklahoma, as shown by the Government Plat thereof.

TO HAVE AND TO HOLD the same with all the rights, privileges, easements and appurtenances thereunto attached and belonging unto the said Lessee, for and during the term of fifteen (15) years, commencing on the 1st day of May, 1924, and ending on the 30th day of April, 1939, the said Lessee, his heirs and assigns, paying rent therefor, and yielding possession thereof as hereinafter provided.

THE SAID LESSEE, in consideration of the leasing of said premises aforesaid of the said Lessors, does hereby covenant and agree to and with the said Lessors to pay rent as follows:

Said Lessee agrees and binds himself to pay said Lessors, as rent for and during said period, the sum of Twenty-one Hundred Dollars (\$2,100.00) for each and every year during the period of said term, all without any relief whatever from valuation and appraisal laws of the State of Oklahoma, and all to be paid in quarterly instalments, in advance, beginning the 1st day of May, 1924, and quarterly thereafter, in advance, on the first days of May, August, November and February, during said term, and all of said payments of rental during the said term of fifteen years shall be paid to such bank or trust company, for the account of the Lessors, their heirs and assigns, in the City of Tulsa, Oklahoma, as the said Lessors, their heirs and assigns, may, from time to time, designate in writing.

AS A FURTHER CONSIDERATION of the leasing and demising aforesaid, the said Lessee further covenants and agrees to bear, pay and discharge, in addition to the rent herein reserved, all taxes, assessments and levies of every name, nature and kind, including water rents which may be taxed, charged or assessed against said premises, or upon any of the buildings or improvements thereof, or which may be levied or imposed upon the leasehold estate hereby created, and upon the reversionary interest of said estate, during the period hereinbefore mentioned; and, it is further understood and agreed that the said Lessee shall assume and be responsible for the payment of all taxes and assessments on said premises for the year 1924, and thereafter during said term.

THE SAID LESSEE FURTHER AGREES to construct, erect and complete, at his own cost and expense, within six (6) months from date hereof, a building, of his own kind and choosing, and at such cost as said Lessee may desire to expend in the erection thereof, but that in the erection of said building said Lessee shall comply with all laws, rules, orders, ordinances and regulations of the City of Tulsa, Oklahoma, and of any and all of its departments, and of the County and State authorities, and the Board of Fire Underwriters, which shall impose any duty upon the Lessors or the Lessee, with respect to the premises hereby leased, or the use thereof.

IT IS UNDERSTOOD THAT THE LESSEE shall have the privilege of tearing down the building now upon said premises, using such material as he may wish and as may be suitable in the construction of said new building.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that the Lessors shall be saved free and harmless from all loss or damage growing out of or on account of said building upon said premises, the Lessee agreeing to assume all and every responsibility for loss or damage incurred on account of such tearing down of the old building, or the erection of the new building or buildings upon said premises.

IT IS FURTHER COVENANTED AND AGREED that during said term there shall be no mechanic's lien upon any building or improvements, and that, in the event of any mechanic's lien attaching thereto, said Lessee shall pay and fully discharge the same within sixty (60) days after written notice to do so by the Lessors, their heirs and assigns, the Lessors having full and complete authority to discharge and pay off all liens, taxes, assessments, or any form of en-