

combrance against said premises, growing out of any default of payment by the Lessee, his heirs and assigns, and for such payment, if any, by the Lessors, their heirs and assigns, the Lessors, their heirs and assigns, shall be reimbursed, on demand, for such payments, with interest at six per cent. from the time of payment.

IT IS FURTHER UNDERSTOOD AND AGREED that as often as said buildings and improvements shall be destroyed or damaged by fire or otherwise, the lessee shall, at his own cost and expense, and without expense to said Lessors, their heirs and assigns, rebuild and repair the same, upon the same general plans and dimensions as before said fire or casualty; or the buildings may be restored or repaired upon some plan then deemed by Lessors and Lessee reasonable and appropriate for the premises.

THE LESSEE WILL, at his own cost and expense, keep the building, or buildings, which may be situated on said premises and all appurtenances thereunto belonging, together with the sidewalks, in good, safe and secure condition, and any alley or alleys adjoining said premises in good and safe condition; and said lessee shall conform to all municipal ordinances or laws affecting said premises; and the lessee shall keep and save the Lessors, their heirs or assigns, harmless from any penalty, damages, or charges imposed or incurred for any violation of said ordinances or laws, whether occasioned by the neglect of said Lessee, or any agent, tenant, or contractor then upon or using said premises; the Lessee shall also save the Lessors harmless and free from any loss, cost, damage or expense arising out of any accident or other occurrence, causing injury to any person or property, and due directly or indirectly to the use or occupancy of said premises by the Lessee, his heirs or assigns, the Lessee, his heirs or assigns, shall save the Lessors, their heirs or assigns, free from any loss, damage, or expense arising out of the failure of said Lessee, his heirs or assigns, to comply with the requirements and provisions of this lease.

THE SAID LESSEE may sell or assign his interest in said demised premises and the buildings thereon, provided that all taxes and assessments and other charges shall have been paid to the date of such sale or assignment; and provided that all covenants and agreements herein contained to be kept and performed by said Lessee, his heirs and assigns, shall have been fully complied with at the date of such sale or assignment; and provided further, that in the event of such sale or assignment, the same shall be evidenced in writing, properly executed and acknowledged by both assignee and assignor, and duly recorded in the office of the County Clerk of Tulsa County, State of Oklahoma, in which writing the assignee shall expressly accept, assume and agree to perform all the terms, conditions and limitations herein contained, thereafter to be kept and performed by said Lessee; and said Lessee agrees that he will not make any sale or assignment except in this manner and upon the above conditions, it being understood that a sale or assignment in any other form shall be absolutely void. It is further understood that in the event of the sale or assignment of this lease in the manner provided for in this paragraph, said lessee shall thereupon be fully and completely relieved and discharged from the performance by him of all covenants and agreements hereinbefore to be performed and free from any and all liabilities and obligations whatsoever hereunder. PROVIDED, However, that Lessee shall have the right to sublet said premises, or any part thereof, but the subletting thereof shall not relieve nor release said Lessee from any covenant, term or condition of this agreement.

IT IS FURTHER COVENANTED AND AGREED by and between the parties hereto that in the event default shall be made by said Lessee, his heirs or assigns, in the payment of any rent herein provided for upon the day when the same shall become due and payable, and such default shall continue sixty (60) days after notice in writing given by said lessors, their heirs or assigns, or agents or attorneys, to said Lessee; or in the event of any default in relation to liens as hereinbefore provided, which shall continue for sixty (60) days after notice thereof in writing