

party of the second part her heirs and assigns against the said party of the first part, its successors and assigns, and all and every person lawfully claiming or to claim the same or any part thereof.

In Witness Whereof, the said party of the first part has caused these presents to be executed by its president and its corporate seal affixed this 9th day of October, 1923.

Attest:

F. H. Pratt,

Secretary

( CORPORATE SEAL)

EXPOSITION HEIGHTS COMPANY,

By C. W. Brewer,  
President.

STATE OF OKLAHOMA,     )  
TULSA COUNTY,         ) ss.

Before me the undersigned, a Notary Public in and for said County and State, on this 15 day of January 1924, personally appeared C. W. Brewer to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

My Commission expires July 2, 1927

(SEAL)

L. H. Sasser, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 20, 1924 at 2:40 o'clock P. M.  
in Book 498, page 583

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

272794 C.J.

LEASE AGREEMENT

This agreement, made and entered into in duplicate this 27 day of October, 1924, by and between V. D. Rickey, E. W. Rickey, R. M. Rickey, H. I. Rickey, H. A. Rickey and Mrs. I. B. Rickey, first parties, hereinafter called lessor, and Waite Phillips Company, a corporation, second party, hereinafter called lessee.

WITNESSETH:

Whereas, the lessor is the owner in fee of the following described real property, situated in Tulsa county, State of Oklahoma, to wit:

The West fifty (50) feet of Lots Three (3) in Block one hundred ninety-four (194) of the original Town of Tulsa, according to the recorded plat thereof.

WHEREAS, the lessee is desirous of leasing said property, under the terms and conditions and for the rentals hereinafter stated, and set forth;

NOW, THEREFORE, In consideration of One dollar (\$1.00) by each of the parties to the other paid, and in consideration of the rentals and the mutual covenants and agreements herein contained to be paid, kept and performed, it is agreed by the parties as follows,

1. The lessor agrees, to demise, lease and let and by these presents does demise, lease, and let unto the lessee, the above described property, for a term of five (5) years from the 1st day of January, 1925 at a yearly rental of \$2100.00, payable during each year in advance in equal monthly installments, the first monthly installment to become due and payable on the commencement of this lease, and said rentals may be paid to the lessor or deposited to the lessor's credit in the Bank of Commerce Bank of Tulsa, Okla., or its successors, which said bank shall be the depository for all rental payments accruing hereunder, regardless of changes in ownership of said land.

2. The lessee agrees to well and truly pay said rental as aforesaid, at the time and in the installments as above stated, and agrees, at the end of the term hereof, to surrender said premises in as good order and condition as same is when turned over to it, ordinary wear

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