

July 1, 1909; \$133.75 on January 1, 1910; \$133.75 on July 1, 1910; \$133.75 January 1, 1911; \$133.75, July 1, 1911; \$133.75 January 1, 1912; \$133.75 July 1, 1912; \$133.75 January 1, 1913; \$133.75 July 1, 1913.

IT IS FURTHER AGREED by and between the parties hereto that the party of the second part is to at his own expense paint the dwelling house upon said premises and keep the fences on said land in good repair.

It IS FURTHER AGREED, that in default of the payment of the rentals herein agreed to be paid at the times and in the manner herein provided, or in default of the performance of any of the conditions hereof, the party of the first part, may at his option, declare this lease at an end and re-enter and take possession of said premises, and may continue said lease in force and distrain for rent due, or proceed against said party of the second part for damages caused by such default. Notice of election of remedies under such option is hereby expressly waived.

IT IS FURTHER AGREED, that at the expiration of this lease by the terms hereof, or the termination thereof by said party of the first part, by the exercise of the option hereinabove provided, the party of the second part shall give peaceable possession of said premises in as good condition as they now are, usual wear and tear and damage by the elements alone excepted.

IT IS FURTHER AGREED, That the party of the second part shall not assign this lease, nor sublet said premises, or any part thereof, without the written consent of the party of the first part.

IT IS FURTHER AGREED, that this lease shall not be considered renewed except by agreement of the parties hereto.

WITNESS our hands, this twentieth day of February, 1909.

Executed in Presence of:

Haskell B. Talley

Estelle S. Miller.

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

John W. Perryman, Guardian.

of Lena Davis, Minor.

Perry Howshaw

Before me? Ed Egan, a Notary Public in and for said County and State, on this twentieth day of February, 1909, personally appeared John W. Perryman, Guardian of Lena Davis, and..... 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.

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

Ed Egan, Notary Public.

(SEAL) My commission expires July 27-1912.

Filed for record at Tulsa, Okla., Feb. 20, 1909. at 4.55 P. M.

H. C. Walkley, Register of Deeds (SEAL)

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