

Three (3) years, commencing on the first day of February, 1909, and expiring on the last day of January, 1912.

In consideration whereof the second parties agree to pay to first party the sum of Seventy Five (\$75.00) per month on the first day of each month during the term of this lease.

It is further agreed and understood between the parties hereto that at the expiration of the term herein granted second parties shall have the right to renew this lease for an additional period of Two (2) years by giving Thirty (30) days notice of such election prior to the expiration of said term herein granted, said notice to be in writing; that if the rental value of the said property shall at that time have decreased it is agreed that second party shall have the preference of the right to release said property at such figure as the first party shall let the same out.

It is agreed and understood that the first party shall furnish said room with full laboratory and pay the water rates therefor; shall pay the rates for electric lights for the proper lighting of the said rooms, and the gas rates for proper heating thereof, second parties to furnish their own stoves.

It is further agreed that no part of said premises nor the said building shall be used for any purpose extra hazardous on account of fire; that the halls and toilet rooms of said building shall be furnished with proper janitor service.

It is further agreed that second party shall at the expiration of the term deliver the said premises in good condition, natural wear and tear excepted; that they place no projecting signs upon said building, nor cause any signs to be placed upon any part thereof excepting upon the windows, where gold leaf signs only may be placed.

It is further agreed that first party shall furnish and supply the windows of the said rooms with proper and suitable shades and external awnings, and shall furnish proper electrical and gas fixtures.

IN WITNESS WHEREOF, the parties hereto, have hereunto set their hands, this 24th, day of December, 1908.

R. T. Daniel

A. J. Biddison

Harry Campbell.

Filed for record at Tulsa, Okla., Mar. 23, 1909. at 8.30 o'clock A. M.

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

COMPARED

LEASE.

THIS LEASE, Entered into, this 24th, day of December, 1908, by and between R. T. Daniel party of the first part, and W. N. Robinson, party of the second part, as follows to-wit:

Party of the first part ~~does~~ by these presents does ~~by these presents~~ lease and demise unto the party of the second part the following described property, to-wit:

The entire third floor of what is to be known as the Daniel Building, on the Northeast corner of Main and Third Streets in the City of Tulsa, Tulsa County, State of Oklahoma, for a term of three years from the first day of February, 1908, in consideration of the sum of Forty Five Hundred Dollars (\$4500.00), to be paid by the party of the second part in monthly installments in advance, of One Hundred and twenty Five Dollars (\$125.00) per month, during the life of this lease. Party of the second part agrees to pay all water, electric light and gas bills for lighting and heating said rooms, and to conduct a high class rooming-house for men only,