

TO HAVE AND TO HOLD said easement unto the said City of Tulsa, forever, and hereby covenant with the said City of Tulsa, that I will forever warrant and defend said easement to saidlands against all claims whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this 12th, day of April 1909.

Frank Chesley

C. M. Armstrong

state of oklahoma? county of tulsa? ss/

Before me, M. Ione Barr, a Notary Public, in and for said County and State, on this 27th, day of April 1909, personally appeared Frank Chesley and C. M. Armstrong, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal, the day and year above set forth.

M. Ione Barr,

(SEAL) My commission expires March 9, 1913.

Notary Public.

Filed for record at Tulsa, Okla., May 17, 1909, at 2.20 o'clock P. M.

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

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# L E A S E.

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

THIS AGREEMENT, Made and entered into on this the 17th, day of May 1909, by and between Bert Center, of Tulsa Oklahoma, of the one part, and Andrew Stakis, of Tulsa, Oklahoma of the other part:

WITNESSETH: That the said Bert Center, for the consideration and the covenants to be performed on the part of the said Andrew Stakis, as hereinafter specified, has this day let/ leased and demised and by these presents does let, lease and demise unto the said Andrew Stakis, the following described property, to-wit:

The Basement 50 X 60 feet of the Three story business house on the South Fifty feet of Lot Seven in Block Fifty nine of the City of Tulsa, Oklahoma, according to the original plat thereof; said basement being that portion fronting 50 feet on Main Street and 60 feet along the South line of said Lot No. 7. Said term of lease to begin on the 1st, day of October 1909, and to continue five years, subject to the conditions and restrictions hereinafter specified and set forth.

In consideration of the said leasing and renting the said Andrew Stakis, bind himself and promises to pay to the said Bert Center as rental for said property the sum of \$4500.00 Dollars, to be paid in monthly installments of \$75.00 Dollars each, said installments to be paid promptly on the first of each calendar month in advance; and in case of default in any or either of said monthly payments for a period of five days after they or either of them shall fall due, in such event, the said Bert Center at his option shall have the right to declare this lease cancelled, and the right to re-enter and re-take possession of said property without suit or hindrance.

Said first payment of \$75.00 shall be deposited in the 1st. Natl. Bank of Tulsa, Oklahoma, to the credit of said Bert Center until the completion of said building, then