

North One hundred and twenty (120) feet and parallel with the east lines thereof, thence west forty five (45) feet and parallel with the south lines thereof, and thence south one hundred and twenty (120) feet parallel with the west lines thereof to the place of beginning, all in block seventy four (74) in the city of Tulsa, County and state aforesaid, according to the approved plat thereof. The terms of said lease to begin on the first day of May 1911, and to continue for the period of five years from that date, subject to the conditions and restrictions hereinafter specified and set forth. In consideration of said leasing and renting the said party of the 2nd part hereby binds itself, its executors, administrators and assigns to pay the said party of the first part, his heirs, executors administrators or assigns, as rental for said premises, the sum of \$4200 to be paid in sixty (60) equal installments of \$70 each, as follows to-wit:

Each installment to be paid promptly on the first day of each month in advance, commencing on the first day of May, 1911, and ending April 1st, 1916, and in case of default of any or either of said monthly payments, for a period of fifteen (15) days after they, or either of them fall due, then in such event, the whole of said remaining installments shall become due and payable, and the said party of the first part, at his option, shall have the right to demand the whole of said rent unpaid, or to declare this lease terminated and the right to enter and take possession of the premises and the property thereon, without lot or hinderance.

The said party of the second part agrees to take good care of said premises and repair any damages done to the same through its carelessness or neglect, at its own expense, and at the expiration of this lease to give peaceable possession of ~~the~~ premises to party of the first part, in as good condition as the same is now, reasonable wear and tear excepted.

The destruction of the buildings on said premises shall work the termination of this lease.

The party of the first part is not to be held responsible for and damage done to the contents of said building by the elements or fire.

Party of the second part shall have a right to remove all improvements made by it on said premises, providing the premises are not damaged by reason of said removal, and provided further, that property to the value of fifteen hundred dollars shall remain in or upon the said premises, as a pledge of good faith ^{to party of} the first part, during the life of this lease, unless otherwise the written consent of the party of the first part is first obtained, and provided further that said party of the second part shall not sublet said premises or any part of the same for any purpose that will increase the moral or fire hazard above what it is now, without first obtaining the written consent of the said party of the first part

The party of the first part hereby reserves the right and privilege to enter upon said premises for the purpose of inspecting repairing and making additional improvements thereon, providing the same can be done without damage to the party of the second part.