

Lot 14 Block 18 Owens Addition to the city of Tulsa, Tulsa County, State of Oklahoma.

Provided always, that this agreement and any of the covenants herein contained are subject to condition and reservation binding upon the parties, their heirs and assigns.

And the party of the second part agrees to pay to the said party of the first part the sum of Nine Hundred (\$900) dollars, without any relief whatever from valuation or appraisal laws, with attorney's fees, in the following manner, to-wit:

\$265.00 Cash in hand, the receipt of which is hereby acknowledged, Four notes dated March 1, 1910, for one hundred and twenty (\$120.00) dollars each, due respectively, One, two, three and four years after date, and one note dated March 1, 1910, for one hundred and fifty five (\$155.00) dollars due five years after date. All notes bearing 10% interest from date.

with interest at the rate of 10 per centum per annum, payable, annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments, or impositions that may be legally levied upon said land, subsequent to the year 1915. And in case of the failure of the said party of the second part to make either of the payments, or any part thereof, or perform any of the covenants on his part hereby made and entered into at the time and in the manner herein provided, this contract shall be come and is hereby made a lease of the above described tract, from first party hereto to second party and the payments herein provided for shall be and are hereby made a rental for said premises, for the several terms between the times of said payments, and upon such failure, this contract shall, at the option of the party of the first part, be forfeited and determined, and the party of the second part shall forfeit all payments made by him on this contract, and such payments shall be retained by the said party of the first part in full satisfaction and in liquidation of all damages by him sustained and party of first part shall have the right to re enter and take possession of the premises aforesaid, without notice..

SECOND PARTY shall also procure insurance on the buildings or buildings now on said land, or that shall be hereafter erected on said land, for such sum as the same can be insured for, not to exceed the amount due on this contract, in some good company or companies to be selected by first party, such insurance to be for the benefit and for the further security of first party.

It is Mutually Agreed by and between the parties hereto, that the time of payment shall be the essence of this contract; and that all the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties. The amount of insurance to be carried is \$400.

In Witness Whereof, the said H.F. Smith and J.F. Ezzell have hereunto set their hands and seals this 1st day of March A.D. 1910.

Signed, sealed and delivered  
in presence of.

H.F. Smith (seal)

J.F. Ezzell (seal)

State of Oklahoma)

Tulsa County ( S.S.

Before me Mary Dose a Notary Public in and for said county and State on this 1st day of March 1910 personally appeared H.F. Smith and J.F.