

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 he shall have the right to re enter and take possession of the premises aforesaid without notice.

SECOND PARTY shall also procure insurance on the building 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..

IN WITNESS WHEREOF, the said S.M. Morrison and Charles W. Grimes, Trustee have hereunto set their hand and seals this 4th day of March A.D. 1910.

Signed, sealed and delivered Charles W. Grimes, (seal)
in presence of.

Trustee (seal)

S.M. Morrison (seal)

STATE OF OKLAHOMA)

TULSA COUNTY (S.S.

Before me, Henry L. ^{Reed} ~~Reed~~, a Notary Public in and for said County and State on this 4th day of March 1910, personally appeared Charles W. Grimes, Trustee, 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.

(seal) Henry L. Reed, Notary Public.

My commission expires Jan. 17th, 1914.

Filed for record at Tulsa, Okla. Mar 4 1910 at 9:45 o'clock A.M.

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

IN THE COUNTY COURT FOR MUSKOGEE COUNTY STATE OF OKLAHOMA.

In Re guardianship of)
Lawrence Davis, a minor) #366.

ORDER APPROVING OIL AND GAS LEASE.

Now on this 29th day of January A.D. 1910, the same being a regular Probate day of the January Term of the County Court for Muskogee County, State of Oklahoma, this cause comes on to be heard upon the petition of J.S. Davis, guardian of Lawrence Davis, a minor, for an order approving an oil and gas lease on the following land situated in Tulsa County, Oklahoma, belonging to said minor, to-wit:

The Southeast Quarter of Section Nineteen (19), Township Nineteen (19) North Range Ten (10) East, containing 160 acres according to the Government survey, and it appearing to the court that on the 28th day of January, 1910, an order was made and entered in this court directing said guardian to enter into an oil and gas lease on said premises for 16 years and not longer than during the remainder of the minority of his ward, Lawrence Davis, with John F. Hayden, of Tulsa, Oklahoma, for a cash bonus of \$175.00 together with a