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be conducted therein, no business which is not absolutely legal; and they will take good care of the premises, and conform strictly with the municipal and sanitary laws of the city; and, they agree to indemnify first party for any damage which may come to him by reason of the failure of themselves or their sub-tenants to comply with this clause of this lease.

2nd. Second parties agree to make no alterations in this building without the owner's consent.

3rd. Second parties agree and bind themselves to pay first party twenty seven Thousand (\$27,000.00) dollars for the five years' rental of this property; which sum they agree to pay in monthly installments of Four Hundred and fifty (\$450.00) Dollars; payments to be made on the last working day in each month, by depositing in such Bank in Tulsa as first party may direct, for the first party's credit, the rent for the month just ending and mailing to first party the Bank Cashier's credit memorandum thereof.

4th. Second parties agree to return possession of this property to first party on October 20th 1914, in as good order as received, natural wear and tear excepted.

5th. All parties hereto agree that total destruction of the building during this lease, shall nullify the lease; but partial destruction may be repaired and adjusted by agreement or arbitration.

Witness our hands at Tulsa, Oklahoma this October 18th 1909.

E.J. Hayward.

B.M. Brown

B.C. Beane.

State of Oklahoma)

County of Tulsa (S.S.

On this day came before me the undersigned a Notary Public in and for said county and state the above named E.J. Hayward, B.M. Brown and B.C. Beane, to me personally well known to be the identical persons who executed the foregoing lease and acknowledged to me that the executed the same for the purposes and consideration therein contained and set forth.

Witness my hand and seal as such Notary Public this 18th day of October, 1909.

(seal)

Frank M. Rodolph, Notary Public.

My commission expires 4-12-1913.

Filed for record at Tulsa, Okla. Jan. 8 1910 at 8 o'clock A.M.

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

OKLAHOMA FIRST MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS: That George A. Murphey and Clara E. Murphey, his wife, of the County of Muskogee, and State of Oklahoma, parties of the first part, for and in consideration of the sum of Thirteen Hundred (\$1300) -Dollars to them in hand paid by Virgil R. Coss Mortgage Company, a corporation, of Muskogee, Oklahoma, party of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell, Convey and Mortgage unto the said Virgil R. Coss Mortgage Company, its successors or assigns, the following described premises sit-

COMPARED