

1910 said interest payments being payable semi annually and further evidenced and shown by coupons attached to said bond which coupons are due and payable on the ---day of--- of each year until the maturity of bond.

Said bond and interest coupons bearing 10 per cent interest per annum after due. Said bond and interest coupons to be payable to the order of the said Colonial Trust Company at its office in the City of Tulsa, Oklahoma.

Now, Therefore, the said parties of the first part in consideration of the premises and for the purposes aforesaid and in consideration of \$1.00 to them in hand paid, the receipt whereof is hereby acknowledged, the parties of the first part hereby grants, bargains, sell, and conveys unto the said Colonial Trust Company its successors and assigns in trust forever, all of the following described lands and premises situate in the county of Tulsa State of Oklahoma, and known and described as follows:

The southerly 25 feet of lot one (1) and the Northerly 12½ feet of lot two (2) in Block One hundred and sixty four (164) in the city of Tulsa, Tulsa County State of Okla. according to the official plat and survey thereof

To have and to hold the same, together with all the tenements, hereditaments privileges and appurtenances thereunto belonging or in any wise appertaining and also all the estate, interest and claim and demand whatsoever in law and in equity which the said parties of the first part have in and to the premises hereby conveyed That in case of default in the payment of said bond, or any part thereof, or any one of said bond or interest coupons, with interest thereon at the time and in the manner and at the place specified for the payment thereof, or in case of waste or non payment of taxes or neglect or refusal to insure the buildings, or renew the insurance as hereinafter stipulated or in case of a breach of any of the covenants or agreements herein contained, then and in such event the legal holder of said bond shall have the lawful right to enter upon, possess, hold and enjoy the above granted premises, and thenceforth the parties of the first part and all persons claiming by or through them and all persons then in possession of said lands or any part thereof, shall be held and deemed to be tenants at will of the said Colonial Trust Company its successors and assigns, and in such case it shall be lawful for the said Colonial Trust Company, its successors or assigns, to enter upon said lands without notice or demand and take possession of said premises and lease rent and let the same upon such terms and rentals as it may see fit, and collect and receive the rentals and after deducting therefrom reasonable charges for its service or expenses apply the balance of any indebtedness secured hereby or of taxes and assessments on said premises, or for insurance, restoration or repair of buildings thereon as may from time to time be necessary.

IT IS STIPULATED AND AGREED that the parties of the first part shall cause the buildings now located upon said premises, or which may hereafter be built thereon, to be insured, for the benefit of the party of the second part in some safe and responsible insurance company for the insurable value thereof, as the party of the second part or its successors in trust may select, and keep the same so insured, and will deliver all policies of such insurance and all renewal certificates thereof from time to time to said party of the second part or its successors in trust and all such policies of insurance shall be made payable in case of loss, to said second party as its interest may appear.

The said parties of the first part stipulates and agrees to pay all taxes and assessments which may be assessed and levied against said property when the same shall become due and payable.