

this 24 day of February 1910 personally appeared S.J. Keys Gdn. and Nettie M. Keys to me known to be the identical person who executed the within and foregoing instrument and duly acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

(seal)

R.J. Kirksey, Notary Public.

My commission expires Oct 19th, 1911.

Filed for record at Tulsa, Okla. Mar. 19 1910 at 9/10'clock A.M.

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

COMPARED

Lease.

THIS LEASE, Made this 17th day of March, 1910, by and between R.N. Bynum and E.B. Bynum, his wife, parties of the first part, and THE EXCHANGE NATIONAL BANK OF TULSA, party of the second part.

WITNESSETH, that the parties of the first part in consideration of the rents, covenants and agreements of the said party of the second part hereinafter set forth, do by these presents demise, lease and rent to the said party of the second part, its successors and assigns, the following described property situated in the City of Tulsa, County of Tulsa, State of Oklahoma, to-wit:

All of that portion of a certain two story brick building situated upon Lot Seven (7) in Block One Hundred and five (105) in said city of Tulsa, -Tulsa County, Oklahoma, being more specifically described as follows, to-wit: Commencing at the Northwest corner of said lot, thence running South Twenty five (25) feet, thence running East approximately Seventy five (75) feet, thence running North Twenty five (25) feet, thence running West approximately Seventy five (75) feet to the point of beginning; and which said area is further described as being all that portion of said brick building now occupied by The Exchange National Bank of Tulsa, F.M. Rodolf, C.D. Coggeshall and W. Lyle Dickey, also that portion directly under the stairway now occupied by Lee Agee to second Street entrance.

TO HAVE AND TO HOLD the same unto the said party of the second part from the 17th day of March, 1910 to the 17th day of March, 1920.

And the said parties further agreed that the parties of the first part shall pay rent upon said premises until March 17th 1915, at the rate of One Hundred and seventy five (\$175.00) ~~xxx~~ dollars per month, and for the remaining five (5) years thereafter at the rate of Two Hundred (\$200.00) Dollars per month.

And the parties of the first part further agree as a part of the consideration for this rental agreement.

1. That the said party of the second part shall make any and all alterations, changes and improvements upon the leased portion of said premises as the party of the second part may deem expedient and requisite.

2. That the party of the first part hereby agrees, on demand, to pay to the party of the second part the sum of Two Thousand Five Hundred (\$2500.00) Dollars to be expended by the latter in making such changes, alterations and improvements upon said brick building, or any part thereof, as the party of the second part may deem expedient.