

of beginning/ Also part of lot 1, block 7, City of Tulsa, described as follows: Beginning at the NE corner of said lot, thence S. 19.7 ft. thence in a westerly direction 140 ft. to alley, thence in a Northerly direction 79.4 ft. to N.W. corner of said lot thence east along the line of said lot, same being the Creek Nation line, 153.3 ft. to place of beginning, also the N. 22 3/4 ft. of Lot 6, and that part of lot 7, block 7, City of Tulsa, described as follows: Beginning at the SW corner of said lot 7, thence N. 72.5 ft. thence in an easterly direction 130 ft. to the Northerly line of said lot, thence east 10.8 ft. to the N.E. corner of said lot, thence along the alley 68.4 ft. to S.E. corner of said lot thence in a westerly direction 140 ft. to place of beginning.

TO HAVE AND TO HOLD the same, together with all the tenements, hereditaments, privileges and appurtenances thereunto belonging or in any wise pertaining 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 unto the said party of the second part, it s successors and assigns in Trust forever. In trust, however, as follows: That in case of default in the payment of said note or any part thereof, or any one of said note-- 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 note 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 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 or assigns, *and in such case it shall be lawful for the said Colonial Trust Company its successors* to enter upon said lands without notice for 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 services 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 will 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 renewals 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.

If the parties of the first part shall fail or refuse to keep said buildings insured as herein provided for, or shall fail or refuse to pay any taxes which may be made against said property, as herein agreed to, then the party of the second part or its successors in trust shall have the right to cause said buildings to be insured for its use and benefit as its interest may appear and to pay the premiums thereon, and shall have the right to pay a