

Witness my hand and official seal.

(seal)

A.E. Bradshaw, Notary Public.

My commission expires Sept. 1, 1910.

Filed for record at Tulsa, Okla June 4 1910 at 4:20⁰ clock P.M.

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

COMPARE

Lease.

THIS LEASE, made this 4th day of June 1910, By Dick Litka, the regular guardian of Lucy Litka, a minor of the first part to .C. Ben Haikey of the second part.

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

The Northwest $\frac{1}{4}$ of Section 14, Township 18 North, range 13 East

TO HAVE AND TO HOLD THE SAME, unto the said party of the first part, from the first day of January 1911 to the first day of January 1914.

And said party of the second part, in consideration of the leasing the premises, as above set forth covenants and agrees with the said party of the first part, to pay the said party of the first part his heirs or assigns, as rent for the same the total amount or sum of Nine Hundred Dollars, in payment as follows, to-wit:

One Hundred Dollars in cash the receipt of which is hereby acknowledged Two hundred dollars due and payable January 1911, Fifty dollars payable July 1st, 1911, Two Hundred and fifty dollars due and payable January 1st, 1912, Fifty dollars due and payable July 1st, 1912, and Two Hundred and fifty dollars due and payable January 1st 1913.

HEREBY WAIVING The benefit of exemption valuation and appraisal laws of said State of Oklahoma, to secure the payment thereof

The said party of the second part further covenants with said party of the first part, that at the expiration of the time mentioned in this lease, to give peaceable possession of said premises to said party of the first part, in as good a condition as they now are, the usual wear, unavoidable accidents and loss by fire excepted, and will not make or suffer any waste thereof, nor lease, nor underlet nor permit any other person or persons to occupy the same, or make or suffer to be made any alteration therein, without the consent of said party of the first part, in writing having been first obtained, and not use or occupy said premises for any business or thing deemed extra hazardous on account of fire and that upon the violation of or default in any of the preceding covenants and provisions or the non payment of the rent, as aforesaid, the said party ^{may at} ~~of~~ his election declare this lease at an end, and recover the possession of said premises, as if held by forcible detainer, the said party of the second part hereby waiving any notice of such election, or any notice or demand for the possession of said premises.