

## LEASE

COMPARED

State of Oklahoma County of-----.

THIS AGREEMENT made and entered into on this the 14 day of June 1910, by and between Mrs. Mattie M. Calhoun & H.C. Calhoun of the one part, and Louis Olsan and Carl Gregg, of the other part, witnesseth:

That the said Mattie M. Calhoun and H.C. Calhoun for the consideration and covenants to be paid and performed on the part of the said Louis Olsan and Carl Gregg as hereinafter specified has this day let, leased and demised, and by these presents does let, lease and demise unto the said Louis Olsan and Carl Gregg the following described property, to-wit:

The one story brick Building located at #117 South Main Street, Tulsa, Okla.

The second parties agree to not use or let the said building to any for a Restaurant or Hotel for a term of two and one half years from this day (June 14, 1910)

said term of lease to begin on the 15 day of June 1910 and to continue to June 15" 1915 subject to the conditions and restrictions hereinafter specified and set forth.

In consideration of said leasing and renting the said Louis Olsan and Carl Gregg bind themselves and promise to pay to the said Mattie M. Calhoun and H.C. Calhoun as rental for said property, the sum of Twelve Thousand No/100 dollars to be paid in sixty Monthly installments of Two Hundred No/100 dollars each, said installments to be paid promptly on the first of each calendar month in advance and in case of default in any or either said monthly payments for a period of five days after they or either of them shall fall due, then, in such event, the said Mattie M. Calhoun and H.C. Calhoun at his option, shall have the right to declare this lease cancelled, and the right to re enter and re-take possession of said property without let, suit or hinderance.

The said Louis Olsan and Carl Gregg agree, to drive no nails or other things into the walls, or injure or in any way or manner deface the same or any part of said property.

The said Louis Olsan and Carl Gregg agree to take good care of said property, and to repair any damage done the same through their carelessness or neglect, at their own expense and at the expiration of this lease to deliver up said property to the said Mattie M. Calhoun and H.C. Calhoun in as good conditions as the same now is, reasonable wear and tear excepted.

The destruction of the buildings on said premises by fire shall work a termination of this lease.

The said Mattie M. Calhoun and H.C. Calhoun is not to be held responsible for any damage done to the contents of said building by action of the elements.

The said Louis Olsan and Carl Gregg agree to yield quiet and peaceable possession of said premises to the said Mattie M. Calhoun and H.C. Calhoun on the termination of this lease.

Mattie M. Calhoun  
H.C. Calhoun

Louis Olsan  
Carl Gregg.

Witness:  
J. Olsan  
A. J. Allison.