

LEASE

COMPARED

THIS LEASE, made this 17th day of June, 1909, by and between Beeks Erick, party of the first part, and Clara Kelman, party of the second part.

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

All of lot Nine (9) and Eight (8) feet six (6) inches off the South side of Lot eight (8) in Block Ninety (90) in the City of Tulsa, Oklahoma, occupied by the Hub Clothing Company and the up stairs.

To have and to hold the same to the party of the second part from the 15th day of July, 1909, to the 15th day of July, 1912.

And said party of the second part, in consideration of the premises herein set forth, agrees to pay to the party of the first part as rental for the above described premises the sum of Seventy two Hundred (\$7200.00) dollars payable as follows, Two Hundred (\$200.00) dollars on the first day of each and every month beginning July 15th, 1909, during the life of this lease, payable in advance.

It is further agreed that upon failure to pay the rentals or any part thereof as herein provided, or to otherwise comply with the terms and conditions of this lease by the party of the second part, then the party of the first part may declare this lease at an end and void and re enter and take possession of said premises.

And it is also agreed that the party of the first part shall not be called upon to pay out any money for said building during this lease, the party of the second part agrees to pay all expenses for lighting, water, etc., and to keep the building in good repair the usual wear and tear excepted, and to leave all shelving, counters and wrapping room at the expiration of this lease

It is further agreed, that at the end of this lease, or sooner termination thereof, the party of the second part shall give peaceable possession of the premises to the party of the first part in as good condition as they are now, the usual wear and tear and damage by the elements excepted.

And upon the non payment of the rent or any part thereof at the time and distrain for rent due and declare this lease at an end and void, and re-enter and recover possession by forcible entry and detainer and notice of such election and demand of possession are hereby waived.

This lease shall not be considered renewed except by agreement of the parties.

The covenants and agreements of this lease shall extend to and be binding upon the heirs, executors, and assigns of the parties hereto.

Witness our hands and seals the date first above written.

Beeks Erick

Clara Kelman.

Witnesses.
Lester Currie
H.C. Ashby.