

The 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 said property the sum of One Hundred fifty and no/100 dollars per month for store room located on Lot One Block Ninety beginning March 1st, 1912 and One Hundred fifty and No/100 Dollars per month on room located on Lot two, Block Ninety beginning November 1st, 1911, said rental to be due and payable on the first day of the month in advance. Said money to be deposited to the credit of the party of the first part in the Merchants & Planters Bank or any other Bank in Tulsa, designated by the party of the first part.

And the party of the first part hereby gives notice to the party of the second part thirty days in advance to vacate said premises and the party of the second part by the signing of his name hereto, and by these presents expressly acknowledges the receiving of said notice; however, the party of the second part shall be allowed to continue this lease for a term of five years from January 1st, 1912 upon the express condition precedent that he shall pay the sum of One Hundred fifty dollars in advance and on the first day of the month at the place designated by the party of the first part on lot one, block Ninety beginning March 1st, 1912 and One Hundred fifty dollars per month on Lot 2 Block Ninety beginning November 1st, 1911, as rental for the ensuing month.

It is further agreed that the party of the second part shall not assign nor sublet the above described premises so long as they are under the personal control of the party of the first part without written consent.

And it is further agreed by the party of the second part that any failure on his part to comply with the terms, conditions and covenants of this rental contract as provided herein, shall render the same immediately void inso-facto terminating the same and the party of the first part is expressly given the immediate privilege and right to enter said premises and take possession thereof.

The party of the second part agrees that at the expiration of this lease, either by the lapse of time or the failure of the party of the second part to comply with the conditions and stipulations of the same to give immediate peaceable possession of the premises to the party of the first part and in as good condition as the same are in at the beginning of this lease, the usual wear and tear and damage by the elements excepted.

And the party of the second part agrees to make all repairs necessary to keep the premises in good tenable condition at his own expense, provided said repairs shall be made necessary by other acts than the acts of God, or acts over which the party of the second part has no control.

This lease shall not be considered renewed except as hereinbefore provided for. The terms and covenants of this contract shall be binding upon the heirs, successors and executors of the parties hereto.

Witness the signing in duplicate this the 13 day of October, 1910.

(Corp Seal)  
Attest:

*W. A. Brown*  
Secretary.

W. I. Reneau, Party of the 1st Part.

Wright Clothing Company  
By G. N. Wright, President.  
Party of the 2nd part.