

That for and in consideration of the covenants and agreements hereinafter set out, the parties of the first part hereby rent, demise, lease, and let unto the party of the second part, the following described real estate situated in the City of Tulsa, Tulsa County, State of Oklahoma, to-wit:

The South Twenty-four and one half (24 $\frac{1}{2}$) feet of Lot Six (6) in Block Ninety (90) of the said City of Tulsa, according to the recorded plat thereof.

TO HAVE AND TO HOLD unto the party of the second part and his personal representatives from the 1st day of May, 1911, up to and including the 30th day of April, 1916.

IN CONSIDERATION of the above and foregoing, the party of the second part agrees and binds himself and his personal representatives to pay the said parties of the first part the sum of \$225.00 per month in advance, payable on the first day of each and every month during the continuance of this lease.

Party of the second part covenants and agrees not to commit waste on said premises, or to suffer waste to be committed thereon, and to take good care of said property and premises, and to make all repairs made necessary by ordinary wear and tear, or by the negligence of said party of the second part and to deliver peaceable possession of said premises to the parties of the first part, their agents, personal representatives or assigns on the expiration of this lease, or upon the sooner termination thereof.

Party of the second part further agrees not to conduct or suffer to be conducted or carried on on said premises, any business prohibited by the laws of the State of Oklahoma, or by the City Ordinances of the City of Tulsa, and further agrees to do nothing that will increase the insurance risk on said property.

The party of the second part further agrees to permit the parties of the first part, their agents, personal representatives and assigns to enter upon said premises, to make any necessary repairs not herein agreed to be made by said second party, and to re-model, improve, and add to the above described property in such manner as the parties of the first part may deem necessary and proper, and as will not materially interfere with the business to be conducted on said premises by the party of the second part.

Party of the second part further agrees not to sub let said premises or any part thereof, or assign this lease, except upon the written consent of the first parties hereto.

Second party further hereby expressly agrees for himself, successors and personal representatives, that this lease shall be immediately forfeited and terminated upon failure of the party of the second part, his successors or personal representatives, to comply with the terms of this lease, and upon such termination, the parties of the first part, their agents or personal representatives shall have the right of immediate entry on said premises and to take the possession thereof and to use all reasonable force in making such entry and in taking such possession.

It is hereby stipulated and agreed by and between the parties hereto that the party of the second part shall have the ^{first} right and shall be given the first opportunity to lease the property herein described ^{at} the expiration of this lease.