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LEASE.

THIS LEASE, made this the 1st day of Nov. 1910, by and between Henry Knisel of the first part, and Dawson & Cary of the second part.

Witnesseth, that said first party in consideration of the covenants and agreements hereinafter set forth does by these demise lease and let unto the second parties the following described property, situated in the county of Tulsa, State of Oklahoma, to-wit:

A certain single story brick buildings, located on the North 25 ft of Lot (6) Six in Block (76) Seventy Six, according to the recorded plat of the city of Tulsa, Okla. Size of said building is 25 x 100 ft. and basement Also with access to the platform or run boards, for the purpose of unloading and loading freight into said building. The platform here mentioned, is located on the east end of said building.

To have and to hold the same to the second party from the 1st day of Nov. 1910 to the 1st day of Nov 1912. And said second parties in consideration of the premises herein set forth agree to pay to the first party as rental for the above described premises the sum of (\$5 0.00) Fifty dollars per month. payable in advance, on the 1st day of each month, for the full term of this lease.

It is further agreed, that the second party shall not assign this lease or sublet the premises or any part thereof, without the written consent of the first party. And it is also agreed that upon the 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 second parties then the first party may declare this lease at an end and void and re enter and take possession of said premises.

It is further agreed by and between the parties hereto that the parties of the second part may terminate this lease as null and void, by giving a written notice to the party of the first part within 30 days, of Jan. 1st or July 1st, of any year, during the life of this lease.

It is further agreed, that at the end of this lease, or sooner termination, thereof, these second parties shall give peaceable possession of the premises to the first party in as good condition as they are now, the usual wear and tear and damages by the elements alone accepted. And on the non-payment of the rent or any part thereof, at the time as above specified the first party may distrain from 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.

Henry Knisel (seal)

Dawson & Cary (seal)
By S.P. Cary (seal)

State of Oklahoma, Tulsa County SS.

Before me W.M. Fleetwood, a Notary public in and for said county and state, on the 1st day of Nov. 1910, personally appeared Henry Knisel & S.P. Cary to me known to be the identical persons who executed the within and fore-