

Sole Contract

Nancy W. Humming
do
John Jackson

This contract and agreement made and entered into, this day of January, nineteen hundred and six, by and between Nancy W. Humming (the donor), herein mentioned hereinafter as "she", and John Jackson of Denver, Colorado, herein mentioned hereinafter as "he", for and between them, and their heirs, assigns, personal representatives, executors, administrators, and assigns, do hereby certify that the party of the first part has for and in consideration of the sum of \$200, receipt of which is hereby acknowledged, and of the promises and agreements hereinafter made by the party of the second part, duly attested with seal and service into the said party of the second part, the premises and him, for a period of five years from the date hereof, for agricultural purposes the following described land, the title to which and the right to have the same the party of the first part hereby expressly warrants and guarantees: 7 1/2 Acres, Section 30, T. 19 N., R. 13 E., S. 13 E., Denver, Colorado, containing exactly seven more or less acres and undivided portion thereof.

The party of the second part agrees to pay no rental for the said premises the sum of two hundred dollars per annum, and rental to be paid as follows:

Two hundred dollars in cash, which amount is secured by the party of the first part as full satisfaction of the rental for the first year; one hundred dollars on January 1, 1907; one hundred dollars on July 1, 1907; one hundred dollars on January 1, 1908; one hundred dollars on July 1, 1908; one hundred dollars on January 1, 1909; one hundred dollars on July 1, 1909; one hundred dollars on January 1, 1910; one hundred dollars on July 1, 1910;

and the foregoing amounts shall be in full satisfaction of all rent for the entire term of the said lease,

The party of the second part shall have the right to enter upon said premises at any time after the expiration thereof for the purpose of harvesting or removing therefrom any crop which may not be matured or removed at the termination of the said lease and shall also have the right to remove from said premises any buildings or fixtures which he may find necessary to erect thereon, and the party of the first part hereby expressly agrees to the terms of this paragraph;

The party of the second part agrees to cultivate said land in a husbandlike manner, and keep the fences and improvements of said premises in good repair; The warranty herein and the covenants, conditions, further, that the party of the second part shall not be responsible for any act or acts done or omitted which he

James M. Thompson
John Jackson
John Jackson

Sever Contract

C. I.
 C. D.
 C. L.
 F. L.
 P. I.
 P. D.