

COMPARED

Nov 22 1893

P. D. V.
P. I. M.
F. I.
C. I.
C. D.
C. L.

J. C. Hamilton

To

Lease,

J. D. Seaman,

Western Judicial District,

Creek Nation,

Indian Territory.

This agreement, made and entered into on this the 10th day of March 1893, by and between J. C. Hamilton of the one part, and J. D. Seaman of the other part, witnesseth:

That the said J. D. Seaman for the considerations and covenants to be paid and performed on the part of the said J. C. Hamilton, as hereinafter specified has this day let, leased and demise, and by these presents does let, lease and demise unto the said J. C. Hamilton, the following described property to-wit:

One brick store room located in the Seaman Building at No. 116 West Third Street in the city of Tulsa, Indian Territory, said term of lease to begin on the 10th day of March 1893, and to continue for 2 years from date, subject to the conditions and conditions hereinafter specified and set forth.

In consideration of said leasing and renting, the said J. C. Hamilton does bind himself and promise to pay to the said J. D. Seaman, as rental for said property, the sum of twelve hundred Dollars, to be paid in 24 monthly installments of fifty dollars each, said installments to be paid promptly on the tenth of each calendar month in advance, and in case of default in any or either said monthly payments for a period of five days after they or either of them shall fall due, then, in such event, the said J. D. Seaman shall at his option, shall have the right to declare this lease cancelled, and the right to re-enter and re-take possession of said property without let, suit or hindrance.

The said J. C. Hamilton agrees to drive no nails or other things into the walls, or injure or in any way or manner deface the same in any part of said property.

The said J. C. Hamilton, agree to take good care of said property, and to repair any damages done the same through their carelessness or neglect, at their own expense, and at the expiration of this lease to deliver up said property to the said J. D. Seaman, in as good condition as the same now is, reasonable wear and tear excepted.

The destruction of the buildings on said premises by fire shall work a termination of this lease.

The said J. D. Seaman, is not to be held responsible for any damage done to the contents of said building by action of the elements.

The said J. C. Hamilton agrees to yield quiet and peaceable possession of said premises to the said J. D. Seaman on the termination of this lease.