

COMPARED

No 4511

## Rental Contract.

Know All Men By These Presents; That I Annie Cox Wadsworth, Guardian of Alice Drew, minor party of the first part, have this day rented and leased to William E. Watkins of Broken Arrow, I. T. party of the second part, the following described real estate, to wit: the South west Quarter (1/4) of Section 4, Township 18, Range 14, East 160 acres, for a term of 4 years, commencing Jan 1<sup>st</sup> 1908, and ending Jan 1<sup>st</sup> 1912, for the following considerations: Said second party hereby agrees to pay as a cash rental for the use of the above mentioned land \$320.00 to be kept out each year for Improvements and to pay \$22.50 per annum, the fruit of January of each year during the above term, and as an additional rental for said land to make the following improvements and to pay \$110.00 at date and \$110.00 Jan 1<sup>st</sup> 1908, and to put up one house 14x28 12 ft high shingle roof, stone foundation to be built 1<sup>st</sup> year and one barn and crib with driveway between 24x24 ft square shingle roof to be built 2<sup>nd</sup> year and wagon shed and new post to keep up all fences put out 48 peach trees of different varieties 50 Grape vines 100 strawberries, this contract shall be nontransferable without the consent of the said first parties.

Said second party is to have and to hold for the above term with all and any crops grown thereon without further rent than above mentioned, and at the expiration of said term to quit and deliver possession of said premises, with all and any improvements thereon, in as good repair as wear and use will permit.

Witness our hands this 15<sup>th</sup> day of May, 1907.

Annie Cox Wadsworth, Guardian,  
William E. Watkins.

Subscribed before me this 15<sup>th</sup> day of May 1907.

Notary Public, District, I. T.

J. P. Hurd, Notary Public.

My com. Expires Jan 21, 1911.

Filed for record May 23, 1907 at 4 P.M.  
Otn. Lorton.

Deputy U.S. Clerk & Ex-Officio Rec.