

this lease, of the following dimensions: 12 X 12 feet and 18 feet high, also shed 8 X 18 feet on one side. Main building to be partitioned making crib 8 X 12 feet in one end and remainder partitioned into stalls with a good shingle roof.

Said party of the second part is to build a corn crib on said premises within 12 months from the date of this contract of the following dimensions and material: crib made in barn as shown above. Said barn and crib shall rest on piers of stone; that the character of the well, pump or cistern on the said premises shall be as follows: Drill one well which shall furnish water for domestic purposes and provide same with rope, pulley and bucket. and to be finished within 12 months from the date of this lease.

That said party of the second part shall plant on said premises an orchard of fruit growing trees on or before the — day of —, consisting as follows: 50 apple trees; 40 peach trees; 5 plum trees; 5 cherry trees.

The following other improvements shall be made on said premises within the following dates: Fence off the orchard from other land.

It is covenanted and agreed that this lease shall not be assigned or the premises hereinbefore described sublet by the lessee, his heirs, administrators, or executors, without the consent of the lessor, or his successors in office, nor without the approval of the United States Court of the District wherein said lands are situated.

This lease is executed in triplicate, and one of the originals thereof shall be held by the lessor as guardian, one by the lessee, and one shall be filed with the clerk of the Court in which are deposited the probate papers relating to the appointment of the lessor as guardian.

In the event that there is a failure on behalf of the lessee to comply with any of the terms and provisions of this lease in the time and manner specified therein, then all improvements erected upon the premises by said lessee shall be forfeited to the lessor and become the property of the estate of said ward of whom the lessor is guardian, and said lease in that event shall be forfeited and the lessor shall have the right to ~~immediate possession of said premises.~~