

with the said party of the first part, to pay said party of the first part as rental for the same the sum of Seven Hundred and Seven Dollars and 25 cts payable as follows to wit: One Hundred Dollars payable in advance, receipt whereof is hereby acknowledged. Two hundred and Twenty-five Dollars payable March 1st 1906, at which time second party is to have possession of said premises and Three Hundred Eighty-two and $\frac{25}{100}$ Dollars payable January 1st - 1907.

It is agreed by the parties hereto that second party shall comply with the conditions of a lease from Isaac Johnson to first party as to improvements.

The said party of the second part further covenants that he will at the expiration of this contract deliver to party of the first part the premises herein together with the improvements thereon in good condition, usual wear and unavoidable accident excepted. And upon his failure to comply with the conditions of this contract as to improvements and payment of rents this contract shall become void at the option of the party of the first part. It is mutually agreed that the covenants herein contained shall extend to and be binding upon the heirs, executors, administrators and assigns of the parties to this Contract. Witness our hands the year and day first above written

Daniel Welsh

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Witness

Frank L. Haynes

J. I. J. Holt

United States of America

Indian Territory

Western District

Daniel Welsh
his mark John L. Davis

Be it remembered that on this day personally appeared before me a notary public in and for the above named District and Territory duly commissioned and acting as such Daniel Welsh and John L. Davis parties of the first and second