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Lease

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E. M. Yates and J. M. Ball } This Indenture made and entered into this 23^d day of August 1907, between Ernest M. Yates the legally constituted and appointed guardian of Washington Johnson eight years of age minor child of " and " party of the first part and J. M. Ball party of the second part.

Witnesseth, that for and in consideration of the covenants and agreements hereinafter made by the party of the second part, the party of the first part, as guardian of said minor, being duly authorized in the premises this day and by these presents, does demise, let and lease to the party of the second part and her heirs for agricultural purposes for the term of five years from the 23^d day of August 1907, the following described piece and parcels of land to wit: The north east (1/4) one fourth of Section 2 Township eighteen (18), north range fourteen east situated in the Creek Nation in the Indian Territory.

It is covenanted and agreed that the party of the second part will pay said party of the first part as the legal guardian of said ward the sum of \$1,000 per annum during the term of this contract payable as follows: \$100 on the first day of January 1908, and \$1,000 on the first day of January annually thereafter during the remaining four years of this lease.

The party of the second part, in addition to the covenants on his part hereinbefore set forth out to be done and performed agrees to build fences on said premises as follows: to keep repair the fences now surrounding said land and erect a substantial three wire fence, the cross fencing a substantial three wire fence on the south of the 160 A. and on the west end fence is to be paid for by E. M. Yates, and break out 30 acres of said land on or before the 1st day of January 1909 and 20 or more acres on or before the 1st day