

P. D. M.
P. L.
C. L.
C. D.
C. I.

Walter Grayson,
do

Lease

Stephen E. Stone, Western Judicial District, Creek Nation, Indian Territory.

This Agreement, made and entered into on this the 22nd day of Decr. 1906, by and between Walter Grayson of the one part, and Stephen E. Stone of the other part, witnesses:

That the said Walter Grayson for the considerations and covenants to be paid and performed on the part of the said Stephen E. Stone hereinafter specified has this day let, leased and demise, by these presents does let, lease and demise unto the said Stephen E. Stone the following described property to-wit:

All of the Southwest Quarter of the South East Quarter of Section Two Township Nineteen Range Fourteen (SW¹/SE¹/24 19 R. 14) containing 40 acres more or less by U. S. Govt Survey said term of lease to begin on the 1st day of January 1907 and to continue three years subject to the conditions and restrictions hereinafter specified and set forth.

In consideration of said leasing and renting, the said Stephen E. Stone binds himself and promises to pay to the said Walter Grayson as rental for said property the sum of two hundred fifty dollars to be paid in five yearly installments of fifty dollars each, said installments to be paid promptly on the first of January of each year, the first for Jan^y 1st 1907 being herein the first receipt whereof is hereby acknowledged 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 Walter Grayson at his option, shall have the right to declare this lease cancelled, and thereupon to re-enter and re-take possession of said property without let, suit or hindrance. Stephen E. Stone hereby agrees to break out the East 20 acres of said land. The said Stephen E. Stone agrees to take good care of said property, and to repair any damage done there same through his carelessness or neglect, at their own expense, and at the expiration of this lease to deliver said property to the said Walter Grayson in as good condition as the same now are, reasonable wear and tear excepted.

The said Stephen E. Stone is not to be held responsible for any damage, done to the contents of said building by action of the elements.

The said Stephen E. Stone agrees to yield quiet and peaceable possession of said premises to the said Walter Grayson on the termination of this lease.

Witness
J. B. Woodbury
Notary Public and Secy

Walter Grayson,

On this 22nd day of Decr 1906 before me, J. B. Woodbury a Notary Public within & for above Western District, Ind. Terr. duly commissioned & acting, appeared in person Walter Grayson a single man to me well known as the person whose name appears upon the foregoing lease as the lessor & stated that he had executed the same for the consideration & purposes therein mentioned & set forth as his own free voluntary act & deed & he hereby testifies.

In testimony whereof I have hereunto set my hand & seal of office as such Notary Public at the City of Tulsa, D. T., on the day & date above last written.

(Seal) Western District, Indian Terr.
Com. Exp. Sept. 21st, 1910.

J. B. Woodbury
Notary Public

Filed for Record Jan 2, 1907, at 9⁰⁰ a.m.
Otis Lorton
Deputy Clerk & Ex-officio Recorder.