No. 2153.

Nancy Thatcher, and husband,
To
J. Y. Staats

Rental Contract.

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

This Indenture, made and entered into on this 6th day of January, A.D. 1902, by and between Nancy Thatcher of Broken Arrow, I.T., party of the first part, and J. Y. Staats of Broken Arrow, I.T., party of the second part,

Witnesseth: That the said party of the first part for and in consideration of the covenants of the said party of the second part, hereinafter set forth, do by these presents lease to said party of the second part, and his assigns, for agricultural purposes only, the following described tract of land, lying and being within the Creek Nation and within the Indian Territory, to-wit: The South West Quarter of the North West Quarter of Section Seventeen, Township Eighteen, (18) North, and Range Fourteen (14) East, and containing 40 acres, more or less for the full term of five years from date hereof. And the said party of the second part, in consideration of said premises as above set forth, covenants and agrees with the party of the first part to pay said party of the first part as rental of the same the sum of One hundred Dollars ($100.00) payable as follows, to-wit: Twenty dollars payable in advance, receipt whereof is hereby acknowledged, $20.00 payable Jan. 1st 1908, and $20.00 on the first day of each Jan. thereafter during the life of this contract.

Said party of the second part further covenants and agrees that he will at his own expense, within 3 years years from date hereof erect improvements thereon as follows, to-wit: build a one room box house, enclose said land with a three wire fence, and break out and put in cultivation thirty five acres of said land. This lease is made subject to a grazing lease for one year now on said land.

The said party of the second part further covenants that we will at 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 accidents excepted. And upon his failure to comply with the conditions of this contract as to payment of rents and improvements, this contract shall become void at 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.

In Testimony Whereof, the parties hereto have set their hands and seals the day and year first above written.

Signed in presence of

Nancy Thatcher (Seal)
J. Y. Staats (Seal)

United States of America, Indian Territory, Western District, ss. On this 8th day of January 1902, personally appeared before me, a Notary Public within and for above named District and Territory, Nancy Thatcher to me personally known to be the party who signed the within instrument, as grantor, and acknowledged that she executed the same for the purpose and consideration therein mentioned as her free voluntary act and deed.

Witness my hand and seal as such Notary Public the year and day last above mentioned.

(Seal) Western Dist. Ind. Ter.

J. I. J. Holt
Notary Public.

My commission expires, May 7th 1902.

Filed for Record Jan 10, 1902, at 3 o'clk P.M.

Otis Lorton
Deputy Clerk & Ex-officio Recorder.