

part of the first part a rental of \$ — per annum during the term of this contract, payable as follows

\$ — Jan 1 and July 1, 190 — \$ Jan 1 and July 1, 19 —

— Jan 1 and July 1, 190 — \$ Jan 1 and July 1, 19 —

It is further understood and agreed that the party of the second part, shall build, construct, and erect on said premises the following improvements, which shall become the property of the party of the first part at the termination of this contract, to wit:

One 2 room house made of native lumber each room to be 12 x 24 feet. Said premises to be fenced with a three wire fence, post to be set 1 rod apart and set securely in the ground all work to be done in a good and workman like manner. The party of the second part hereby agree to clear and put in a good state of cultivation the above described land. The house is to be covered with a shingle roof.

The receipt of \$ — is hereby acknowledged.

It is further agreed that all such improvements made for farming and grazing purposes aforesaid shall remain and be the property of the party of the second part, and should the party of the second part be deprived of the use of said land or any part thereof before the expiration of this contract, then and in either event he shall have the privilege of removing said structure and improvement or disposing of them as he may see fit, but if he shall be permitted to have the use of the premises for the full period provided herein and this contract shall have been fully completed