Garrett W. S. Guard
and
Billy John S.

Agreement.

The memorandum of agreement, Made and entered into this 11th day of December 1907, by and between W. S. Garrett, Legal Guardian of Annie Garrett of Porter Oklahoma, party of the first part, and John S. Billy, of Catoosa, Oklahoma, party of the second part.

Witnesseth: That for and in consideration of the covenants and agreements herein after set forth by the party of the second part, the party of the first part has demised and let to the party of the second part, for agricultural purposes, for the term of one year, from December 11th 1907 the following described lands, situate in Tulsa County State of Oklahoma, and more particularly described as follows to wit: The southeast quarter of section thirteen, township eighteen, Range fourteen east. The party of the first part, on his part covenants and agrees with the party of the second part that he will guaranta delivery of peaceable possession of the demised premises to the party of the second part on the 1st day of January 1907; and that he will warrant and defend the peaceable possession of said premises to the said party of the second part during the full term provided for in this contract, against the claims and demands of all persons whomsoever. The party of the second part on his part covenants and agrees that he will use said premises for agricultural purposes only; that he will deliver one third of all the corn and one-fourth of all the cotton grown on said premises to the said party of the first part on the premises; and that he will at the expiration of this contract surrender peaceable possession of the said premises to the said party of the first part with all the improvements thereon in as good condition as when received by him ordinary wear and tear excepted and provided further