

give peaceable possession of the premises to the first party, in as good condition as they are, the usual wear and tear <sup>by</sup> of the elements excepted, and upon the non-payment of the rent as above specified, said first party may be distrained for rent due, and recover possession by forcible entry and detainer upon giving the notice above set forth, and also giving the notice required by law.

The covenants and agreements of this lease shall be binding upon the heirs, executors, administrators and assigns of the parties hereto.

WITNESS OUR hands and seals, the day ~~and year~~ first above *named*.

(CORPORATE SEAL)

Robinson Investment Co.

ATTEST: O. I. James, Secy.

By W. N. Robinson, Pres.

STATE OF OKLAHOMA )

'0'

) SS.

COUNTY OF TULSA. )

Before me, Wesley P. Moore, a Notary Public in and for said County and State on this 31st, day of October, 1908, personally appeared W. N. Robinson, known to me to be the President of the Robinson Investment Company, and duly acknowledged to me that he executed said instrument under authority of stockholders of said corporation for and in behalf of said corporation, and also appeared W. N. Robinson, known to me to be the identical person who executed the foregoing instrument as lessee, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes ~~therein~~ set forth.

Wesley P. Moore, Notary Public/

(SEAL) My Com. Expires 1/14/'09.

Filed for record Nov. 4, 1908., at 4.55 P. M.

H. C. Walkley, Register of Deeds (SEAL)

COMPARED

RENTAL CONTRACT.

THIS AGREEMENT, Made and entered into this 26th, day of Jan. 1904, by and between J. W. Depriest of Checotah, Indian Territory, party of the first part and W. J. Butler of Bixby, Indian Territory, party of the second part.

WITNESSETH: That for and in consideration of the covenants and agreements hereinafter made and set forth, by the said parties of this contract, each to the other, it is agreed as follows: The party of the first part hereby rents, leases, demises and relinquishes, unto the said party of the second part, and unto his assigns and legal representatives, for a period of one year, beginning on the 1st, day of Jan., 1909, and ending on the 1st, day of Jan., 1910, the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 24, Township 17, North, Range 13 East.

This contract is made for and in behalf of the minor Creek Citizen Bettie Depriest, by her father, J. W. Depriest, the aforesaid party of the first part.

It is agreed by the parties hereto, that for the use and rent of above said tract of land for the time aforesaid the party of the second part shall make the following improvements on said tract of land, to wit:

One (1) dwelling House 12 X 16, and One (1) well with iron pump and stabling sheds and cribs sufficient and suitable for above said farm, and these improvements to become the property of party of first part at expiration of this contract, without further cost or expense, and to constitute full payment <sup>for</sup> rent & use of said tract of land.

It is also expressly understood and agreed that the said party of the <sup>second</sup> part shall deliver up possession of said premises, in good condition (natural wear considered) <sup>with all improvements except as otherwise agreed in this contract at the expiration of said term</sup>