

-----FARM LEASE :-----

THIS INDENTURE Made this 11 day of September in the year of our Lord 1908
between W.T. Wray party of the first part and J.S. Bailey of Tulsa County and State of
Oklahoma, party of second part :

WITNESSETH: That said party of the first part, in consideration of the rents and covenants herein specified does hereby let and lease to the said party of the second part, the following described property, to-wit :

N W 1/4 of Section No 35 Township No 19 ^{Range} ~~Range~~ No 14 E in the County of Tulsa
State of Oklahoma, with the appurtenances for the term of Four years commencing the first
day of January 1909 and ending the 31st day of December 1912 .

~~SIXTY~~ SIXTY when said tenenacy shall expire without further notice .

Said second party does hereby hire said premises, and agrees with said first party, agents or assigns, as payment to said first party for the use and benefit accruing to him from the use and occupancy of the above described premises, that he will and does hereby bind himself, his ^{heirs} ~~heirs~~ and executors, as follows:

FIRST : To cultivate in good, careful and proper manner all the til able land on said premises not in tame or wild grass or timber .

SECOND : That he will allow no waste during his occupation of said premises, of fencing thereon, of timber, nor damage to any building thereon, natural wear and tar, or damage by elements excepted .

THIRD : That the will take good care of all growing trees of all kinds ^{there} protecting them from being des troyed .

FOURTH: That during his occupation of said premises he will not remove, nor allow any other person to enter upon and remove said premises any part or portion of the fences, buildings, fruit or ornamental trees, ~~nor allow any other person to enter upon and remove~~ or shrubbery or any of the improvements of any kind or nature whatever upon said land, which are upon said land when he becomes occupant thereof, or which may be placed thereon by said party of the first part, or his authorized agent, during the term of his occupancy of said premises. And in ^{case} of such waste or removal of any of the improvements, the party of the first part, or his attorney or agent, shall at one re-enters upon and occupy said premises; and said second party will at once give peaceable possession of said premises and pay at once to said first party the full value of all improvements thus taken from said premises.

FIFTH: Said second party does hereby further agree that he will at his own expense, during the continuance of this lease, keep the said premises and every part thereof in good repair; that he will, as far as possible, protect said premises from danger by fire by plowing and burning when necessary; that he will, as far as possible, protect said premises from danger by fire by plowing and burning when necessary; that he will not sub-lease, or assign, without the written consent of said party of the first part; and that he will at the expiration of said term of rental; yield and deliver up the property herein rented in like condition as when taken, together with all improvements that may be placed thereon by said first party during his occupancy thereof, reasonable use and wear thereof, and damage by the elements excepted. Party of the first part agrees to put fence in good condition and furnish material to keep up same.

SIXTH For the use of said premises for the term mentioned, he hereby covenants and promises to pay to said first party, or agent authorized to receive it .