

hereof, and the said party of the second part in consideration of said premises as above set forth covenants and agrees with the said party of the first part to pay said party of the first part as rental for the same the sum of Ten ^{two} Dollars per annum being at the rate of Twenty ^{two} cents per acre, payable as follows: Payable on the first day of January of each year during the continuance of this lease.

Said party of the second part covenants and agrees that at the expiration of the time mentioned in this lease he will surrender to said party of the first part peaceable possession of the leased premises in good condition the usual wear and unavoidable accidents excepted, and that future neglect or refusal to pay the rental or any part thereof within the same becomes due and payable as herein provided shall not constitute forfeiture of this lease and until the party of the first part or its ^{joint tenants} whomsoever shall be lawfully entitled to enter and take possession of the same.

(Continued on next page.)