

Contract of Lease

This Contract made and entered into this 5th day of January, 1909, by and between Nathan Perryman and Lillie Perryman, his wife, of Tulsa County, Oklahoma parties of the first part, and John Benton of Tulsa County, Oklahoma party of the second part Witnesseth:

That for and in consideration of the covenants and agreements hereinafter expressed, the parties of the first part hereby leases and lets to the party of the second part for a period of five years from the 1st day of January, 1909, the following described land to wit:

The northwest quarter (1/4) of the northeast quarter (1/4) of section seven (7) township nineteen (19) north range thirteen (13) east in Tulsa County, Oklahoma except that the parties of the first part reserve unto themselves the large dwelling house built on said property, together with the land embraced within the fence which surrounds said house and except further that the parties of the first part reserve unto themselves the use and control of one half of the barn located on said property.

In consideration of the above said party of the second part agrees to pay as rent for said land, one third of all the corn or other products raised upon said land for the period of this contract, delivered at the barn on said land or at such other place within a reasonable distance from said land which the parties of the first part may select.

Party of the second part as a further consideration for said leasing agrees to cultivate the land in a good and farm like manner and not to sublease the premises herein described without the written consent of the parties of the first part.

It is mutually agreed that the parties of the first part shall furnish to the party of the second part, the posts and wire for a good fence around said property and the party of the second part agrees to build said fence in a good and workman like manner and to keep the same in repair throughout the life of this contract.