

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 and executors, as follows:

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

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

THIRD. That he will take good care of all growing trees thereon of all kinds, protecting them from being destroyed.

Fourth. That during his occupancy 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 oramental trees, 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 attorneys or agent, shall at once re-enter upon and occupy said premises; and said second party will at once give peaceful possession of said premises and pay at once to the 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, or other destructive agency that he will not sub-lease, or assign this lease 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.

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

Five Hundred dollars (\$500.00) paid in advance and receipt is hereby acknowledged.

EIGHTH. The said party of the second part does hereby expressly waive the benefit of all the exemption laws of the State of Oklahoma relating to personal property, for the payment of said rent and fulfillment of the above contract on his part. And the said party of the first part does covenant that said party of the second part, on paying the aforesaid money and share of grain in manner herein stated, and performing all the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid: Provided, That in case any rent shall be due and unpaid, or in default shall be made in any of the covenants herein contained, or said party shall allow undue waste or destruction of any of the grain growing thereon, then said party of the first part or his attorney or authorized agent may re-enter and re-possess the said premises at once, without notice, and the party of the second part and each and every other occupant may be removed and immediately dispossessed.

This lease is made subject to any oil or gas lease on said land.

WITNESS Our hands the day and year above written.

Moses Jefferson

Nancy Jefferson