

COMPARED

## LEASE-FARM PROPERTY.

THIS INDENTURE, Made this 23, day of March in the year of our Lord, 1913, between Pink Watson, part of the first part, and N. M. Phipps, of Tulsa County, and State of Oklahoma, party of the second part.

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

25 acres in SW of 29 on S. Side of Pole Cat Creek, S. 29, T. 18, R. 13, belonging to Leon Watson. 40 acres NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of S. 31, T. 18, R. 13 belonging to Leo Watson. Leona Watson 20 " NW $\frac{1}{4}$  " NW $\frac{1}{4}$  " S. 31, " 18, R 13. 10 of Section No. 31, Township No. 18, Range No. 13, in the County of Tulsa, State of Oklahoma with the appurtenances, for the term of 1 year, commencing the 23 day of March 1913, and ending the 23 day of March 1914. When said tenancy shall expire without further notice.

Said second party does hereby hires 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 not allow 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 occupation of said premises he will not remove nor allow any other person to enter and remove from said premises any part or portion of the fences buildings, fruit or ornamental trees, shrubbery, or any of the improvements or 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 agents shall at once re-enter upon and occupy said premises: and second party will at once give peaceful 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 not sublet or assign this lease without the written consent of the party of the first part; 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 first party, or agent authorized to receive it.

----of the rye;;; of the wheat---- of the barley---- of the corn----of the oats----of the fruit, and ---- of any other crop raised on said land, but at least----- of the land