

fences on said premises as follows; enclose all of said tract of land with a three wire fence, and break out and put in cultivation during the first and second year of this contract all of the land on said tract above described which is suitable and can be cultivated, which is estimated to be about forty (40) acres, more or less; and at the expiration of this lease to have all of said lands suitable to for cultivation, in a good suitable state of cultivation.

Said fence to be built to consist of three (3) wires strung on good wood split posts set not less than two feet in the ground and not more than 20 feet apart and the three wires fastened to all of said posts with wire staples, the wire to be of best quality of galvanized barbed wire, said fence to be entirely constructed around all of said above described land within 12 months from January 1st, 1908.

Said party of the second part further agrees to construct upon said premises a house within twelve (12) months from January 1st, 1908 of the following dimensions; Building to be 14 feet wide and 24 feet long, and 8 feet to the square or ceiling, house to be divided into two rooms one 12x14 and one 10x14 and out side and partition walls to have 2x4 steading set on 16 centers, floor joice to be 2x6 on 20 inch centers, flooring to be of good pine flooring not more than six inches wide, ceiling joice to be 2x4 on 16" centers, house to be sided with good pine drop siding, with box cornice finish, all the interior of said house to be lathed and plastered with either lime and sand or agatite plaster not less than two coat work, and finished with casing around all doors and windows not less than 1x5" with not less than 8" base around both rooms, house to be shingled with star A star shingles laid not more than 5 inches to weather, house to have two out side and one inside door not less than 2-8 by 6-8, one chimney of brick and lime mortar, four windows of two glass each glass not less than 20x 24 glass measurement, and good window frames, entire house to be painted with not less than two good coats of paint, and said house to be set either on good stone foundation or piers not more than six feet apart with piers through center of said house.

Said party of the second part to construct on said premises within one (1) year from January 1st, 1908 a good chicken house not less than 8x10 feet all constructed of native lumber, that he will dig or drill one well or construct a cistern walled with brick and cement either of which shall be sufficient to furnish water for house purposes and provide same with rope, pully and bucket.

That said second party shall plant and care for on said premises an orchard of fruit growing trees within six (6) months from January 1st, 1908 consisting of not less than 24 apples trees and 12 peach trees, peaches not to be planted closter than 20 feet apart and apples not closter than 32 feet apart each way, good care to be taken of said orchard and to be thoroughly cultivated each year during the life of this lease. It is further mutually agreed by the parties of this contract that all the improvements above mentioned or placed