

County of Muskogee, State of Oklahoma, party of the first part, and G. F. Hinds, of Tulsa County, State aforesaid, party of the Second Part:

Witnesseth:

1. The party of the first part is guardian of the aforesaid minor, who is the owner of the following described real estate and premises, situated in Tulsa County, State of Oklahoma, to-wit: The North west quarter ($\frac{1}{4}$), of Section Twenty-six (26), Township Nineteen (19), Range Thirteen (13),

2. The party of the first part, in the consideration of the promise and agreement on his part herein, hereby rents, leases and lets to the party of the second part the described premises, to have and to hold the same from the first day of January 1910, to the first day of January 1915, together with the buildings and improvements thereon.

3. The said party of the second part promises and agrees to pay for the said premises, during the said term One Hundred Twenty-five Dollars (\$125) annually in cash, payable at the first day of November each year.

4. The party of the second part agrees to remove from the said premises and surrender the possession thereof to the party of the first part immediately upon the expiration of this lease, and notice to quit is hereby expressly waived.

5. The holding over of the party of the second part shall not be construed as an extension or renewal of this lease; for it is expressly understood by and between the parties hereto that it is not intended by either of them to renew or extend the same, unless by the execution of a new and different lease and rental contract made in writing.

6. The rents mentioned in the paragraph above shall be delivered by the party of the second part to the party of the first part at his request to his place of residence or wherever he may designate.

7. The party of the second part shall not commit or permit to be committed any waste whatever on said premises, and shall not remove or tear down any building or other improvement thereon, or destroy any trees or other property, any violation thereof shall render this lease immediately void and shall entitle the party of the first part to possession without notice.

8. All work and labor in the cultivation of the said land shall be done in first-class style and with due regard to the best interest of the said party of the first part.

9. The second party agrees to keep fences and other out buildings in good repair during the life and term of this lease and build all fences reasonably necessary to enclose the above described premises at his own expense and said improvements shall remain on said premises for first party.

10. It is mutually agreed between the parties hereto that this lease be binding upon their administrators, executors or assigns.

11. It is further mutually agreed between the parties hereto that the first party shall have a lien on all growing crops raised on the above