

first part, to build, construct, and erect on said premises the following improvements, which shall become the property of the party of the first part at the termination of this Contract, To wit: One three room box house, built as follows, 14X22 as the main portion and with a kitchen room in addition to said main building, the size of said kitchen to be reasonable size so as to correspond with other portion of said box house, one barn sufficient in size to accomodate 4 head of horses. Said barn to be built of native Lumber. To inclose said land herein described with a good three barbed wire fence fastened on posts set not over 16 1/2 ft. apart, and to be put securely in place, as to make a good substantial fence.

It is further understood and agrred by the parties hereto, that the Box house above mentioned, shall be built and constructed of pine boxing and a shingle roof.

It is further understood and agreed, that no transfer or assignment of this contract shall be made, without the written consent of the party of the first part first obtained.

It is further understood and agreed by the parties hereto, that no timber on said lands herein described shall be cut and sold for speculative purposes, the only timber to be cut and used, is the timber, that will naturally be in the way of putting the tillable lands herein into cultivation.

It is further understood and agreed, that the party of the second part, shall clear out and break out and put into cultivation of the lands herein described not less than 40 acres of said lands.

It is further agreed, that at the expiration of this contract party of the second part agrees to deliver up peaceable possession of all the premises herein together with the improvements thereon to the party of the first part.

In witness whereof the parties have signed this contract the day and year above written.

Witnesses

Eli Bell

Saml C. Davis

Samuel C. Adams

Party of the first part.

Grant James

Party of the second part.

State of Oklahoma,  
County of Tulsa.

On this the 2nd day of March A. D. 1909 personally appeared before me a Notary Public within and for the above named County and State, Samuel C. Adams & Grant Jones to me personally well known to be the persons named in the within instrument and acknowledged that they had executed the same as their free voluntary act and deed and for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public the day and year last above mentioned.

Samuel C. Davis, Notary Public.

(Seal)

My commission expires

March 29th, 1910.

Filed for record Jan. 29, 1910. at 11:05 A. M.

H. C. Walkley, Register of Deeds. (Seal)