

Filed for record at Tulsa, Okla. Jan 13 1910 at 12 o'clock *m*
H.C. Walkley, Register of Deeds (seal)

Farm Lease.

THIS ARTICLE OF AGREEMENT made and entered into this 11th day of January A.D. 1910 by and between (1) Charles B. Barnett, (Guardian) of John Cully Barnett, of Broken Arrow, and State of Oklahoma of the first part and (2) C.C. Bowline of Broken Arrow, Okla. of the second part, witnesseth That the said party of the first part has this day leased unto the said party of the second part the following described premises to-wit:

The west Half of the South West Quarter of section one, Township eighteen North range fourteen East in Tulsa County Oklahoma. Together with all the buildings and improvements on the same, for the term of five years from and after the tenth day of January A.D. 1910.

For the term of said premises the said party of the second part hereby agrees to pay to the said party of first part the sum and amount of eighty (\$80.00) Dollars per annum And in addition to such amount paid to build a granary, add one room to the house, and build shed for horses. and to set out One Hundred Peach Trees and Apple Trees to the number of fifty. All above improvements to be performed within three years from the date of this lease said rentals to be paid promptly, without previous demand, as follows: eighty dollars upon the signing of this contract, and eighty upon the tenth day of each January following until the expiration of this lease. Payments of above rental to be made at the Arkansas Valley State Bank of Broken Arrow.

All of said farm that is put in cultivation is to be well cultivated by the second party. And the said party of the second part covenants that he will use said premises for agricultural purposes and for no other purpose whatever, and that he especially will not let said premises or permit the same to be used for any unlawful business or purpose whatever; that he will not sell, assign or underlet, or relinquish said premises without the verbal consent of the first party under a penalty of a forfeiture of all his rights under this lease, at the election of the first party, and that he will guard said property from all damages; that he will keep the same in as good repair as the same now are or may be at any time placed by the first party or as often as the same shall require it, and at the expiration of this lease or upon a breach by the second party of any of the covenants herein contained he will without further notice of any kind, quit and surrender the possession and occupancy of said premises, in as good condition as Careful use and natural wear and decay thereof will permit

Second party is to haul out all manure on said premises, in the summer and fall and place it where first party desires. No furrows to run so as to cause ditches to wash in said premises unless first having the verbal consent of the first party.

First party reserves all power and right under this lease to declare said lease at an end, and reserves the right to take possession at any time he may elect upon non-payment of rent when due, or a failure of second party to keep the property in as good condition as expressed in this lease.