

10 days day of - - - - -

Said party of the first part hereby agrees to furnish said party of the second part an abstract of title showing perfect title thereto? Should said abstract show perfect title, said purchase price is to be paid in the manner aforesaid. Should abstract not show perfect title, party of first part is granted one month in which to perfect same. Should the abstract disclose a title so defective that same cannot be made perfect, then this contract shall be void and any and all sums of money paid hereunder shall be repaid to party of the second part.

Should either party to this contract fail neglect or refuse to comply with each and every material agreement herein contained, on his part to be performed, the party so in default shall forfeit and pay over to the party not in default as liquidated damages the sum of \$500.00 Dollars.

In witness whereof said parties hereunto set their hands this 22d day of January 1910.

Chas. Crosby

J.L. Donahoe

State of Oklahoma, County of Tulsa, S.S.

Personally appeared before me the undersigned a Notary Public in and for said county and state, this 22 day of Jan. 1910 Chas Crosby and J.L. Donahoe well known to me to be the parties who executed the foregoing contract and severally acknowledged the execution of same for the purposes herein mentioned.

Witness my hand and official seal this 22 day of Jan. 1910.

(seal)

Henry Hornecker, Notary Public.

My commission expires Aug. 2 1910.

Filed for record at Tulsa, Okla. Jan. 25 1910 at 2:25 o'clock P.M.

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

Lease.

THIS LEASE made this 15th day of January 1910 by Ollie Pixin, noc Justice of Cookson, Oklahoma, of the first part to James D. Ward, of Collinsville, Oklahoma, of the second part.

WITNESSETH, that the said party of the first part, in consideration of the rents, covenants and agreements of the said party of the second part hereinafter set forth does by these presents Demise, Lease and rent to the said party of the second part the following described property, situate in the county of Tulsa, State of Oklahoma, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section Thirty six (36) Township Twenty two (22) North, Range Thirteen (13) East.

It is hereby agreed and understood by both parties to this lease that said second party may at any time remove any and all improvements placed on said above described premises, at any time during the life of this lease.

To have and to hold the same, unto the said party of the first part, from the first day of January 1910 to the first day of January 1915.

And the said party of the second part, in consideration of the leasing the premises as above set forth, covenants and agrees with the said party of the first part, to pay the said party of the first part her heirs or assigns as rent, for the same the total amount or sum of fifty & no/100