

by these presents do demise and let to the parties of the second part their heirs and assigns, for agricultural purposes for the term of Four years from the 8th day of February A. D. 1910 the following described parcels of land:

The West half of the NE4 of Sec. 12 and the SE4 of the NE4 of Sec. 12, all in Township 19 north Range 11 East, containing 120 acres more or less.

It is understood and agreed that the parties of the second part, shall pay to the party of the first part a rental of \$30.00 per annum during the term of this contract, payable as follows: \$30.00 upon the signing of this contract, the receipt of which is hereby acknowledged as full payment for the year of 1910.

\$30.00 January 1, 1911. \$30.00 January 1, 1912.
and \$30.00 January 1, 1913.

It is further understood and agreed that the parties of the second part shall 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:

"No further improvements are contemplated under this Contract"

It is understood and agreed by the Parties hereto that should the parties of the second part, desire to make any improvements they shall have the right to do so under this contract"

It is further understood and agreed by the Parties hereto, that all former contracts covering this 120 acres heretofore made by and between us is this day ~~declared~~ null & void, and that this contract shall take the place of such former contracts.

It is further agreed that all such improvements made for agricultural purposes aforesaid shall remain and be the property of the parties of the second part, and should the parties of the second part be deprived of said land or any part thereof before the expiration of this contract, then and in ~~and in~~ either event they shall have the privilege of removing said structures and improvements or disposing of them as they may see fit, but if they shall be permitted to have the use of the premises for the full period provided herein and this contract shall have been fully completed in conformity with the terms herein expressed then said structures and other improvements shall be turned over and delivered to the party of the first part in good condition and repair, less ordinary wear and tear.

It is further agreed that this contract and its stipulations, shall be binding upon our respective heirs and legal representatives.

IN WITNESS WHEREOF The parties have signed this contract the day year above written

Witnessed by
Henry Day,
Saml C. Davis.

Gabriel Emarthla, Party of the
first part.
Henry Smith
Sidney Smith, Parties of the
second part.