

COMPARED

LEASE.

THIS LEASE Made this 25th day of Jan. A. D. 1910 by and between Minnie Tinker, party of the first part and L. A. O'Brien, party of the second part,

WITNESSETH, That the said party of the first part in consideration of the covenants and agreements hereinafter set forth, does by these presents Lease and let unto the said party of the second part the following described property, situated in the County of Tulsa and State of Oklahoma, to-wit:

Southwest 1/4 of Southeast 1/4 of Section 14, Township 21, Range 12 East of the Base Meridian Line containing 40 Acres.

TO HAVE AND TO HOLD The same unto the said party of the second part from the 25th day of Jan. A. D. 1910, until the 25th day of Jan. A. D. 1915, And the said party of the second part in consideration of the premises herein set forth, agrees to pay to the said party of the first part as rental for the above described property the sum of \$75.00. *It is further agreed by and between the parties hereto - - - - -*

It is further agreed, that at the end of this Lease, or sooner termination thereof, the said party of the second part shall deliver peaceable possession of the above described property to the said party of the first part, which said property at the time of such delivery shall be in as good condition as it is now, the usual wear and tear and damage by fire and the elements alone excepted. And upon non-payment of the rent or any part thereof at the time same may be due, or a failure on the part of said second party to comply with the terms and conditions herein set forth, then, and in that event, the said party of the first part shall have the right to declare this Lease void and terminated, and may re-enter and recover possession peaceably or by forcible entry and detainer, and notice of such election and demand of possession are hereby waived. This Lease shall not be considered as renewed except by agreement of of the parties hereto.

The covenants and agreements of this Lease shall extend to and be binding upon the heirs, executors and assigns of the parties hereto.

WITNESS OUR HANDS On the date first above written.

Witnesses: _____

~~(A Lease of Real Estate cannot be recorded unless the same is acknowledged.)~~

STATE OF OKLAHOMA,)
County of Tulsa.) SS.

BEFORE ME, A. W. Lucas in and for said County and State, on this 25th day of Jan. A. D. 1910, personally appeared Minnie Tinker and Richard Tinker to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN UNDER MY HAND And official seal this 25th day of Jan. A. D. 1910.

(Notary Seal not shown)

A. W. Lucas, N. P.

Minnie Tinker

Richard Tinker.

My commission expires Nov. 12, A. D. 1913.

Filed for record Feb. 2, 1910 at 4 o'clock P.M.
H. C. Valkley, Register of Deeds. (Seal)