

uated in the County of Tulsa, State of Oklahoma, to-wit:

The Southeast 1/4 of the northwest 1/4 and lots three (3) and four (4) in Section Eight (8) and the Southwest 1/4 of the northeast 1/4 and lots one (1) and two (2) in section seven (7) all in Township Nineteen (19) N Range eleven (11) East, for a period of five (5) years from this date, Party of second part is to fix house so it is tenatable and barn for use for horses, plant 40 fruit trees of apple and peach and clear and put in cultivation about 40 acres, put in pump, put fence around fruit trees as soon as trees are planted, Party of the second part is to pay \$150.00 per year for said land same to be paid on the First day of January in each year beginning January 1st, 1911 same to be paid each year in advance, and to be paid at the First National Bank of Tulsa, Okla. or to party of First part in person.

To have and to hold the same, unto the said party of the second part, from the 22nd day of June, 1910, to the 22nd day of June, 1915,

And the said party of the second part, in consideration of the leasing the premises as above set forth, covenant and agree with the said party of the first part, to pay the said party of the first part, his heirs or assigns, as rent for the same the sum of One Hundred and fifty (\$150.00) per year---- dollars in advance payments as follows, to-wit:: \$150.00 on the 1st day of January of each year hereafter during the life of this lease.

Hereby waiving the benefit of the exemption, valuation and appraisal laws of said state of Oklahoma, to secure the payment thereof.

The said party of the second part further covenants with said party of the first part, that at the expiration of the time mentioned in this lease, to give peaceable possession of the said premises to said party of the first part in as good a condition as they now are, the usual wear, unavoidable accidents and loss by fire excepted, and will not make or suffer any waste thereof, nor lease, nor underlet nor permit any other person or persons to occupy the same, or make or suffer to be made any alteration therein, without the consent of said party of the first part, in writing, having been first obtained, and not use or occupy said premises for any business or thing deemed extra hazardous on account of fire, and that upon the violation of or default in any of the preceding covenants and provisions or the non payment of the rent, as aforesaid, the said party, may at his election, either distrain for said rent due, or declare this lease at an end, and recover the same as if held by forcible detainer, the said party of the second part hereby waiving any notice of such election or any demand for the possession of said premises.

The covenants herein shall extend to and be binding upon the heirs, executors, and administrators of the parties to this lease.

In witness whereof, he said parties have hereunto set their hands the day and year first above written.

his
George x Island, Guardian
mark

W.R. McKee

Witness to mark:
Executed in the presence of

E. Rohtaille
D. B. Crewson.

State of Oklahoma, County of Tulsa, SS.

Before me, a Notary Public in and for said county and state on this