

That said first party has this day leased and let unto the said second party for the term of five (5) years beginning January 1st, 1911 up to and including December 31st, 1915, the following described premises situated in Tulsa County, State of Oklahoma, to-wit:

The North west Quarter of Section Sixteen (16) Township Nineteen (19) North, Range Thirteen (13) East, being the allotment of Lucinda Hickory, a citizen of the Creek Tribe of Indians.

For and in consideration of the premises aforesaid said second party hereby agrees to pay unto said first party as rent therefor as follows: \$75.00 cash in hand the receipt of which is hereby acknowledged; \$37.50 January 1, 1911; \$112.50 July 1, 1911, and \$112.50 respectively on the 1st day of January and July of each year thereafter during the said entire term.

And it is further agreed by and between the parties hereto that, Whereas, a certain agricultural lease for the period of five (5) years had been heretofore executed by the predecessor of said first party as guardian of said minor, which said lease expires August 1, 1910, and as a part of the consideration for said leasing provided among other things that said second party should make the following improvements upon the premises aforementioned namely: To build a house 12 x 24 ; one story, two rooms, a stable for six head of horses; granary 10 x 12; well with rope and buckets; which said improvements have been placed upon said premises according to the terms of said lease. And as a further consideration for the execution of this lease for the term aforementioned, and in addition to the cash payments to be made as aforesaid, said second party hereby agrees and undertakes to add the following improvements upon said premises: A house 1- 1/2 stories 14 x 24 shingle roof and painted; one rent house or house for help 14 x 24, 2 rooms shingle roof which is now on said place, one hay shed 30 x 60 to be covered with galvanized iron roof; one new well with windmill and pump; one cow barn to hold 52 cows; one barn sufficient to stable 11 head of horses, to be covered with either shingles or galvanized iron roof, all of which said improvements are to be put up in a good workmanlike manner out of good and suitable material and all of which said improvements are to be left on the premises at the expiration of said term and all of said buildings and improvements are to be kept in good repair during said term and so delivered at the expiration thereof.

Second party further agrees to repair and put in good order and condition all fences around said premises and all cross fences; to furnish all material therefor and turn said fences over in good condition at the expiration of said term.

privilege is hereby granted unto second party to erect one or more silos and a house for help not mentioned above, on said premises and to remove the same at the expiration of said term.

Second party further agrees to farm said land in a good husbandlike manner, to take good care of said premises and return the same as the end of said term in good order and repair.

And it is further agreed by and between the parties hereto that second party shall not sublet said premises or any part thereof nor assign this lease without the written consent of the first party endorsed hereon.

The agreements, covenants and conditions aforementioned shall be binding upon and inure to the benefit of the respective parties hereto, their heirs, assigns, executors, administrators and successors.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their hands the day and date first above written.

W. A. Cook, Guardian of Lucinda Hickory, a minor.