

IN WITNESS WHEREOF we hereunto set our hands and seals this 31<sup>st</sup> day of August 1910.

Albert A. Small (seal)

Anna B. Small (seal)

State of Oklahoma, Tulsa County, SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 31<sup>st</sup> day of August 1910 personally appeared Albert A. Small and Anna B. Small, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the date above written.

(seal)

W.A. Reynolds, Notary Public.

My commission expires June 15<sup>th</sup> 1913.

Filed for record at Tulsa, Okla. Sept. 2, 1910 at 2.40 o'clock P.M.

*Seal* *H.B. Walkley Reg. of Deeds*

ARGICULTURAL & GRAZING LEASE:

THIS INDENTURE, Made this 26 day of August A.D. 1910, between James Helterbrand Gdn. of John W. Helterbrand his son party of the first part, and Cyrus S. Avery of Tulsa State of Okla. party of the second part.

WITNESSETH: That said party of the first part, in consideration of One (\$1.00) Dollar, the receipt of which is hereby acknowledged, and further consideration of the rents and covenants herein specified, do hereby let and lease to the said party of the second part, the following described property to-wit: S $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  & NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section (36) Twp. 20 Range 13, and NE NW of SW $\frac{1}{4}$  and NW SW of NW $\frac{1}{4}$  Sect. 31, 20 R 14 being 60 acres of the allotment of John W. Helterbrand

Section-----Township-----, Range, in the County of Tulsa, State of Oklahoma, with the appurtenances, for the term of Five year, commencing the 1st day of Jan 1911 and ending the 1st day of Jan. 1916, when said tenancy shall expire without further notice.

Said second party does hereby hire said premises, and agrees with said first party, agents or assigns, as payment to the first party for the use and benefits accruing to him from the use and occupancy of the above described premises, that he will and does hereby bind himself, his heirs and executors, as follows:

To pay thirty cents---30/100 Dollars per acre on the first day of Jan in each year during the life of this lease.

Party of the first part further agrees that should any improvements be placed upon this land by the party of the second part, that they can be removed by the party of the second part at the expiration of this lease contract, unless the party of the first part desires to purchase said improvements, in which case the party of the second part agrees to take original cost price of such improvements, less the wear and tear on same.

WITNESS our hands this 26 day of August 1910.

James (X) Helterbrand, Gdn. of John W. Helterbrand,

Executed in the presence of  
H.T. Richardson, Tulsa, Okla.  
who made his mark at his request.

Cyrus S. Avery

State of Oklahoma, County of Tulsa.

Before me a Notary Public on this 2nd day of September 1910 personally appeared Cyrus S. Avery to me known to be the identical person who executed the within and the foregoing instrument and acknowledged to me that he executed the same as