

My term expires November 21st, 1911.

Residence, Tulsa, Oklahoma.

Filed for record at Tulsa, Okla Oct 4 1910 at 9:45 A.M.

H.C. Walkley, Register of deeds (seal)

LEASE CONTRACT.

THIS AGREEMENT made and entered into this 21st day of September 1910 by and between John Buck, Guardian of Bixby, Okla. party of the first part and J.T. Simpson of Bixby, Okla. party of the second part.

WITNESSETH, that for and in consideration of the covenants and agreements hereinafter made and set forth, the party of the first part has let leased and demised and does by these presents let lease and demise unto the party of the second part, his heirs or assigns for agricultural purposes for the term of five years from and after the 1st day of Jan 1911 the following described tract of land, to-wit:

S 1/2 of NW 1/4 Section 7, Township 16 North range 14 East containing 80 acres more or less and being a portion of the allotment of Mamie Harrison, minor.

The said party of the second part, for the use of said land agrees to pay to the party of the first part rent as follows: Twenty & no/100 (\$20.00) dollars per year to be paid as follows: Two & no/100 (\$2.00) dollars upon the execution of this contract and the receipt of which sum is hereby acknowledged; eight & no/100 (\$8.00) dollars on Oct 21st, 1910; Ten & no/100 (\$10.00) dollars on Jan 1st 1911; Twenty & no/100 (\$20.00) dollars on Jan 1st, 1912 and a like sum on Jan 1st of each year thereafter during the term of this contract.

And the second party further agrees to construct on above premises the following improvements at his own expense: To build One (1) three room house to be not less than 12 x 12 ft. rooms, boxed with native lumber on outside and ceiled with pine lumber on inside; pine floors and good clapboard roof, pine doors & windows; one crib 12 x 16 feet with sheds on two sides, dig one well and place all land fit for farming in good state of cultivation to complete work and improvements in the second year of contract.

It is further agreed that all timber proceeds sold off premises shall be evenly divided between the parties hereto, party of second part agrees to also build a good 3 wire fence on hardwood posts 8 feet apart on the boundary lines of above premises and agrees to pay 1/2 of taxes on above said land if taxes are legally levied during term of contract

It is also expressly understood and agreed that the said second party shall deliver possession of said premises with all improvements, except as otherwise agreed in this contract, at the expiration of said term in good condition (natural wear considered) without further notice on the part of the said first party.

Witness our hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of J.F. Pautler.

John Buck, Guardian (seal)
J.T. Simpson (seal)

State of Oklahoma, County of Tulsa, SS.

Before me a Notary Public in and for said county and state on this 21st day of Sept. 1910, personally appeared John Buck and---to me known to be