

## Farm Lease.

COMPARED THIS INDENTURE, Made and entered into this 10<sup>th</sup> day of October 1910 by and between Peter White and Susie White of White Oak, Okla., parties of the first part, and J.W. Sanders, of Tulsa, Oklahoma, party of the second part.

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

N 1/2 of NW 1/4 of NW 1/4 Quarter of Section 25, Township 21 N. Range 12 E.I.M.

SW 1/4 of NW 1/4 of NW 1/4 Quarter of Section 25, Township 21 N. of Range 12 E.I.M. containing 30 acres more or less.

TO HAVE AND TO HOLD THE SAME unto the said party of the second part from the 1<sup>st</sup> day of January 1911 to the 1<sup>st</sup> day of January 1912.

And the said party of the second part, in consideration of the leasing of the premises as above set forth, covenants and agrees with the parties of the first part to pay the parties of the first part as rent for the same the sum of Ten (\$10.00) dollars per year, receipt of which is hereby acknowledged.

And the said party of the second part agrees to keep said premises in good repair, to work and farm the said premises in a good husbandlike manner; to commit no waste thereon; to not alter said premises in any manner, except as may be hereinafter especially provided; to at all times plow and tend said premises to the best advantage of himself and the parties of the first part; to care for and to trim and keep in good cultivation the orchard; to care for and keep in good repair all fences, buildings and outbuildings, and to turn same over to first parties at expiration of this lease in as good condition as they now are, the usual wear, inevitable accident, and loss by fire excepted.

And the said party of the second part covenants and agrees with the parties of the first part, that at the expiration of the time mentioned in this lease he will deliver up the possession of the premises herein described peaceably and without legal process for the recovery thereof.

And the party of the second part agrees and covenants that in case of the non payment of the whole or any portion of the said rent at the time when it has been agreed that the same shall be paid, the said parties of the first part their assigns or legal representatives, at their election may either distrain for said rent due, or declare lease at an end and recover possession as if the same was held by forcible detainer, the said part-- of the second part hereby waiving any notice of such election or any demand for the possession of the said premises by the parties of the first part.

And the part-- of the---part further agrees and covenants with the part of the---part, that- - - - -

The covenants and agreements hereinbefore mentioned shall extend to and be binding upon the heirs, assigns, executors, and administrators of the parties to this Lease: Provided, however, that nothing hereinbefore contained shall be construed as giving unto the party of the second part the right and privilege to sublet the whole or any <sup>part</sup> portion of the premises described.