

*Agricultural
Lease
(Copy)*

COMPANED

LEASE CONTRACT.

This instrument, made and executed this the 4th day of Jan. 1911, by and between Alice Jack of Tulsa, Okla., the party of the first part, hereinafter called the Lessor, and S. L. Jones, of Tulsa, Oklahoma, the party of the second part, hereinafter called the Lessee, Witnesseth:

That for and in consideration of the sum of Four Hundred and sixty-five (\$465.00) Dollars and other good and valuable considerations hereinafter set out, the said lessor has this day leased, let and demised to the said lessee, for agricultural purposes, for the term ending December, 31st, 1915, the following described lands situated in Tulsa county, Oklahoma, to-wit:

A strip of land containing twenty (20) acres, extending along the north line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of sec. 15, and the north end of the West 12 acres of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of sec. 15, Twp. 19N, and Range 12E.

The said four hundred and sixty-five (\$465.00) Dollars to become due and payable as follows, to-wit: Ninty-three (\$93.00) Dollars, cash in hand, the receipt of which is hereby acknowledged, and Ninty-three (\$93.00) Dollars, January first of each succeeding year during the life of this contract.

And the said lessee covenants and agrees to pay the said sums as above set out, to the said lessor, and in addition as a further consideration for the leasing of the said premises, the said lessee agrees to deliver to the said lessor, at the nursery, near Kendall College, without cost to her, One Thousand three year old apple trees, all of the said trees to be choice stock, and to be delivered to the said lessor, upon demand, during the Spring of 1911. And the said lessor agrees to enclose the said land with a good substantial warbed wire fence, said fence to be constructed of three strands of barbed wire strung tightly and securely on wooded post set firmly in the ground eight feet apart, and to be completed not later than March first 1911, and upon a failure of the said lessor to complete the said fence within the time as above stipulated, the said lessee, may proceed to erect the said fence, and to deduct the actual cost of erecting the said fence, from the rents hereafter becoming due under this contract.

And it is mutually agreed by and between the parties to this contract that the covenants herein contained shall extend to and be binding upon their heirs, and assigns, and that the said lessee may at the expiration of the term of this lease remove from off the said land such houses as he may have placed thereon during the life of this contract, the said houses and all nursery stock and other property of the said lessee to be removed from off the said land on or before the expiration of the said term. Provided however, that in case of extreme cold weather, or any other good cause the said lessee is prevented from removing his nursery stock from off the said land at the expiration of the term of this lease or prior thereto, he the said lessee may have sixty days additional time within which to remove the same. And the said lessee agrees that if he shall make default in the payment of the said sums of money to be paid, at the times and manner herein stated, the lessor may declare this lease at an end after ten days notice, and recover possession of the said premises, with or without process of law.

In witness whereof the said parties have hereunto set their hands and seals the date first above written.

Alice Jack.

S. L. Jones.

Acknowledgement.

State of Oklahoma, County of Tulsa, SS.

Before me, E. Goodman, a notary public in and for the said state and county, on