

J. H. Lukins } This Indenture, made the 21<sup>st</sup> day of June in  
 to } the year of our Lord one thousand eight hun-  
 Louis Jerry } dred and seventy five Between J. H. Lukins of  
 the town of Eureka party of the first part  
 and Louis Jerry of the same place party of the second part,  
 witnesses, that the said party of the first part, has leased  
 and demise, and by these presents does lease and demise  
 unto the said party of the second part. All that certain lot  
 piece or parcel of land situate in the town of Eureka  
 and County of Eureka State of Nevada and more particularly  
 described as follows to wit. The south half of lot number five  
 (5) in block number two (2) of Monroe's survey of said town  
 of Eureka the same being twelve and one half feet wide  
 and one hundred feet deep fronting on the westerly side of  
 Main Street and extending back to Monroe Street with the  
 appurtenances for the term of two years from the 21<sup>st</sup> day of  
 June A.D. one thousand eight hundred and seventy five  
 at the monthly rent or sum of \$125<sup>00</sup> a month the 1<sup>st</sup> year & \$150<sup>00</sup>  
 a month for the next year dollars payable in gold coin of  
 the United States of America, monthly in advance.

And it is hereby agreed, that if any rent shall be due  
 and unpaid, or if default shall be made in any of the  
 covenants herein contained, then it shall be lawful for the  
 said party of the first part to reenter the said premises  
 and to remove all persons therefrom.

And the said party of the second part does hereby covenant  
 promise and agree to pay the said party of the first part  
 the said rent in the manner hereinbefore specified, and not  
 to let or underlet the whole or any part of said premises,  
 without the written consent of the said party of the first  
 part.

And that at the expiration of said term, the said party  
 of the second part, will quit and surrender the said  
 premises in as good state and condition as reasonable  
 use and wear there of will permit (damages by the  
 elements excepted.)

In Witness Whereof the said parties have hereunto set  
 their hands and seals the day and year first above  
 written.

Signed Sealed and Delivered }  
 in the presence of }  
 W. P. Haskell }

L. Jerry  
 J. H. Lukins

Seal  
 Seal

Recorded at the request of Louis Jerry No 2nd and A.D. 1875  
 at 20 minutes past 2 o'clock P.M.

D. S. Chase  
 Recorder.