

I. Jacoby      This Indenture made the tenth day of May in the year of  
 So. Our Lord, One thousand eight hundred and seventy six  
 I. Cohn & Bro. Believers I. Jacoby of the town and County of Eureka, State  
 of Nevada, parties of the first part and Jacob Cohn and  
 Jonas Cohn, co-partners as I. Cohn and Bro., of the same place, parties of  
 the second part. Witnesseth, That the said party of the first part has  
 leased and demised and by these presents does lease and demise  
 unto the said parties of the second part that certain town lot numbered  
 four (4) in Block number Two (2) as laid down in the plat of A  
 Munro's Survey of the town of Eureka, the same being twenty five (25)  
 feet front on the west side of Main Street and extending back  
 the same uniform width of twenty five (25) feet a distance of one  
 hundred (100) feet to the east line of Munro Street the same being  
 situated in the town and County of Eureka, State of Nevada,  
 and being the same property this day conveyed to said party of  
 the first part by T. A. Montgomery, with the appurtenances for the  
 term of Eight (8) months from the tenth day of May AD, one  
 thousand eight hundred and seventy six at the term rent or sum of  
 Two Thousand Dollars payable in gold coin of the United States of  
 America on the tenth of each month hereafter in monthly payments  
 of two hundred and fifty (25) Dollars.  
 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  
 re-enter the said premises and to remove all persons therefrom.  
 And the said parties of the second part do hereby covenant  
 promise and agree to pay the said party of the first part the said  
 rent in the manner hereinbefore specified and further that they  
 will keep said property insured during the term of said lease  
 and assign the policies thereof to the said party of the first part, and  
 further that they will during the continuance of this lease pay any  
 and all taxes which may be levied upon the property hereby leased  
 and save the said party of the first part harmless therefrom.  
 And that at the expiration of the said term the said parties of  
 the second part will quit and surrender the said premises  
 in as good state and condition as reasonable use and wear  
 thereof will permit (damages by the elements excepted) subject  
 however to the covenant hereinafter contained on the part  
 of the party of the first part which is as follows to wit:  
 The said party of the first part doth hereby covenant promise  
 and agree to and with the parties of the second part for a  
 valuable consideration that he will upon the payment to  
 him of the sum of Six thousand (6000) dollars in United  
 States Gold Coin by the said parties of the second part or their  
 assigns on the tenth day of January AD 1877 sell and  
 convey to said parties of the second part, or their assigns  
 by good and sufficient deed of conveyance free from all  
 incumbrance done made or suffered by the party of the  
 first part the property herein described and hereby  
 leased.

Iw. witness whereof the said parties  
 have hereunto set their hands and seals, the day

and year first above written

I Jacoby Seal

I John & Bro  
By S Haas

an  
Seal

Agent

State of Nevada, (S.S.  
County of Emilia)

On this twelfth day of May AD, One thousand eight hundred and seventy six personally appeared before me, T Laskyne Notary Public in and for said County of Emilia, J Jacoby whose name is subscribed to the annexed instrument as a party thereto, personally known to me to be the same person described in and who executed the said annexed instrument as a party thereto and the said J Jacoby duly acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

In witness Whereof I have hereunto set my hand  
and affixed my Official Seal the day and year  
in this Certificate first above written.

T Laskyne

Notary Public

Recorded at request of M Neihause May 12 A.D. 1876 at 43 min past 12 P.M.

R D Lohrase

Recorder