

J. Jacoby
 Do
 J. Cohn & Bro.

This Indenture made the tenth day of May in the year of Our Lord, One thousand eight hundred and seventy six Between J. Jacoby of the town and County of Eureka, State of Nevada, parties of the first part and Jacob Cohn and Josias Cohn, co-partners as J. Cohn and Bro, of the same place, parties of the second part Witnesses, 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 Munroe'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 Munroe 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 W. 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 (250) 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 do 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.

In Witness whereof the said parties have hereunto set their hands and seals, the day

and year first above written

I Jacoby 
 J. Cohe & Bro 
 By S. Haas
 Agent

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

On this twelfth day of May A.D., One thousand eight hundred and seventy six personally appeared before me, J. Laspeyre a Notary Public in and for said County of Esmeralda, 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 hands and affixed my Official Seal the day and year in this Certificate first above written.



J. Laspeyre

Notary Public

Recorded at request of A. M. Nicholson May 12th A.D. 1876 at 4:30 pm past 12 P.M.

R. S. Lohrman
 Recorder