


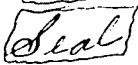
R. Ryland

W. H. Ford

Lease.

This Indenture made the Twenty first day of December in the year of our Lord one thousand eight hundred and seventy eight Between Richard Ryland of the Town and County of Eureka State of Nevada the party of the first part and W. H. Ford and Co the parties of the second part Witnesseth that the said party of the first part doth by these presents demise and lease unto the said parties of the second part That certain tract of land situated on the northern end of the Bragg survey about one mile southerly from the Town of Eureka said tract being bounded on the West by the Ryland Brick yard tract and is described as follows Commencing at a point 30 feet south from the S. W. corner of Brick dwelling house and running thence west 150 feet thence North 350 feet thence East 350 feet thence south 350 feet thence West 200 feet to the place of beginning also that other tract of land including springs of water situated about one mile southerly from town of Eureka adjoining the Bragg Survey on the East and about 1500 feet from the Ryland Brick yard commencing at a point $\frac{1}{8}$ of a mile south from Spring and running thence West $\frac{1}{8}$ of a mile to a stake thence North $\frac{1}{4}$ mile to a stake thence East $\frac{1}{4}$ of a mile to a stake thence South $\frac{1}{4}$ mile to a stake thence West $\frac{1}{8}$ of a mile to the place of beginning The party of the first however reserving for his own exclusive use and benefit that portion of the above described premises being a triangular piece of land enclosed by a fence in which certain Fruit trees are now planted in front of the brick dwelling house With the appurtenances for the term of Twelve month from the Fifteenth day of January one thousand eight hundred and seventy 9 at the monthly rent or sum of Thirty \$ (30) Dollars Monthly rent payable 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 re-enter the said premises and to remove all persons therefrom And the said party of the second part doth hereby covenant promise and agree to pay the said party of the first part the said rent in the manner herein specified and it is further agreed Between the parties of the first and second part that if the parties of either second part shall choose to continue in occupancy of the foregoing described premises for a further term of Twelve months from the expiration of this lease they shall have the privilege of so continuing in possession by paying a monthly rental of Forty Dollars for the use of said premises, rent payable in advance, and it is further agreed that at any time within the next succeeding Nine Months or any time before October 15th 1879 if the parties of the second part shall so desire they shall have the privilege of purchasing all of the above described property at the price of Four Thousand Dollars Gold coin and 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 thereof will permit (damages by the elements alone excepted) and the parties of the second part further agree not to let or underlet the whole or any part of the said premises without the written consent of the party of the first part and it is further understood and agreed that the parties of the second part, shall have the privilege at any time during the continuance of this Lease of removing from the above described premises any Building or fixtures therein that they may erect or place thereon, without hinderance from the party of the first part And the said party of the first part doth hereby covenant promise and agree, that the said parties of the second part paying the said rent, and performing the covenants aforesaid, shall, and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid In Witness Whereof the said parties have hereunto set their hands and seals the day and year first above written.

R. Ryland 
 W. H. Ford 

State of Nevada }
 County of Eureka

On this Twenty first day of December A. D. One thousand eight hundred and seventy eight before me R. L. Chase Recorder and ex-officio Auditor in and for said Eureka County personally appeared the within named R. Ryland and W. H. Ford whose names are subscribed to the annexed instrument as parties thereto personally known to me to be the individuals described in and who executed the said annexed instrument, and each severally and 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, in said County, the day and year in this certificate first above written

R. L. Chase Recorder
 By C. G. Horn Deputy

Recorded at the Request of R. Ryland December 21st 1878 at 5 min past 4 P. M. R. L. Chase Recorder & C. G. Horn Deputy