

R. Rickard and
M. D. Foley
To

Lease

Eureka Lodge
No. 22, I. O. O. F.

This Indenture made the Twentieth day of
December in the year of our Lord one thousand
eight hundred and seventy nine, between R. Rickard
and M. D. Foley of the Town and County of Eureka,

State of Nevada, parties of the first part, and Eureka Lodge No. 22,
Independent Order of Odd Fellows of Nevada, at Eureka aforesaid,
by and through its Trustees, Charles L. Brody, Benjamin C. Levy and
Morris Calisher all of the same place, thereunto duly authorized by the
said Eureka Lodge No. 22, Independent Order of Odd Fellows, by res-
olution dated and passed December 4th 1879, to wit: "Upon motion
the Trustees were empowered to rent the hall in the Foley and Rickard
building for a term of three years with the privilege of three years
thereafter at a price not to exceed One Hundred and twenty five

dollars per month and the rent to commence not earlier than the first day of February next, x, the party of the second part, Witnesseth, that the said parties of the first part have letten, and by these presents do grant, demise and let unto the said party of the second part, all the following described premises, to wit: Those four (4) certain rooms in the new brick building now being in course of completion, and owned by the parties of the first part, situated on the East side of Main Street in the said Town and County of Eureka, the said room being the large Hall or room fifty three (53) feet, by thirty-two & $\frac{1}{2}$ ($32\frac{1}{2}$) feet, and the three smaller rooms immediately in front of the said large room or Hall, constituting together the Hall, ante rooms and reception room, with the appurtenances for the term of three years from the First day of February A. D. 1880, or as soon thereafter as the said premises shall be ready for occupancy and are completed; at the yearly rent of Fifteen Hundred Dollars in U.S. Gold Coin, to be paid in monthly payments of One Hundred and twenty-five (\$125) Dollars, monthly in advance. And it is agreed that if the said rent, or any part thereof 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 parties 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 covenant to pay to the said parties of the first part, the said yearly rent as herein specified, namely in monthly payments monthly in advance during the said term of three years. And that at the expiration of the said term, the said party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted. It is however expressly stipulated by and between the parties hereto, that in case the said premises should be destroyed in whole or in part by fire or the act of God, then and in that event, the rent herein specified shall cease, until the premises aforesaid shall become again tenurable during the term of this lease. And the said party of the second part hereby agrees not to let or underlet the said premises or any part thereof for any other than the usual society purposes. And the said parties of the first part do covenant that the said party of the second part, on paying the said yearly rent, in the manner aforesaid, and performing the covenants aforesaid, shall and may peaceably and quietly, have, hold and enjoy the said demised premises for the term aforesaid.

In Witness Whereof, the parties hereto have hereunto set their hands and seals the day and year first above written (in duplicate)

R. Rickard	(Seal)
M. D. Foley	(Seal)
Eureka Lodge No. 22 I.O.O.F.	(Seal) Eureka Lodge No. 22 I.O.O.F.
By its Trustees	
C. L. Brog	(Seal)
Benj. C. Levy	(Seal)
M. Calisher	(Seal)

State of Nevada, } ss
 County of Eureka }

On this 20th day of December A. D. one thousand eight hundred and seventy nine before me, Wm. P. Stichelmann, a Notary Public in and for said Eureka County, personally appeared the within named M. D. Foley and R. Rickard

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 who severally and duly acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

Seal

In Witness Whereof, I have hereunto set my hand and affixed my official seal, in said County, the day and year in this Certificate first above written.

Wm P Steichelman

Notary Public in and for Eureka County Nevada.

State of Nevada,
County of Eureka. } ss.

On this 20th day of December A.D. 1879, before me Wm P. Steichelman a Notary Public in and for said Eureka County, personally appeared Charles L. Brog, Benjamin C. Levy and Morris Calisher the Trustees of Eureka Lodge No. 22, I. O. O. F. of the State of Nevada, to me personally known to be the individuals whose names are subscribed to the annexed Instrument as the Trustees of said Eureka Lodge No. 22, I. O. O. F. of the State of Nevada, and they each duly acknowledged to me that they executed the same as Trustees as aforesaid for and on the behalf, and in the name of the said Eureka Lodge No. 22 I. O. O. F. as to free and voluntary act and deed for the uses and purposes therein mentioned and in pursuance of the order and resolution of said Eureka Lodge No. 22, I. O. O. F. directing such instrument to be executed, by signing the same as Trustees thereof and affixing thereto its corporate seal and the individual seal of each of said Trustees.

Seal

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

Wm P Steichelman

Notary Public in and for Eureka County Nevada.

Recorded at the Request of C. L. Brog, December 23rd A.D. 1879, at 3 o'clock P.M.

Benj. C. Levy.
Recorder.