

J. H. Lukens

Lease

A. J. Welch

This Indenture, Made the Seventh day of June
eighteen hundred and Eighty Between J. H. Lukens
of Ruby Hill in the State of Nevada party of the first part and A. J. Welch
of Oakland in the County of Alameda party of the second part, Witnesseth
That the said party of the first part has letten, and by these presents doth
grant, demise and to farm let unto the said party of the second part.

All that store and fire proof building now belonging to and in the
occupation of the said J. H. Lukens as a Drug store at Ruby Hill Nevada
with the appurtenances for the term of Twelve Months from the date hereof at
the monthly rent or sum of Forty dollars payable Monthly on the 7th day
of each and every month also that dwelling house belonging to the
said J. H. Lukens and adjoining to the late residence of the said J. H.
Lukens at Ruby Hill aforesaid with the appurtenances, for the term of
One year from the seventh day of June 1880 at the monthly rent or sum
of Fifteen dollars gold coin payable on the day of each and every
month.

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
part, doth covenant to pay the said party of the first part the said rent
reserved in the manner herein specified. And that, at the expiration of said
term, the said party of the second part will quit and surrender the prem-
ises herein demised, in as good state and condition as reasonable use
and wear thereof will permit, damages by the elements excepted. And the
said party of the first part doth covenant that the said party 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 demised premises
for the term aforesaid.

J. H. Lukens
A. J. Welch

Seal
Seal

State of Nevada }
County of Esmeralda }

On this Seventh day of June A. D. 1880 before me, a Notary Public in and for said County, residing therein, and duly qualified, personally appeared J. C. Lukens and A. J. Welch whose names are subscribed to the annexed instrument, as parties thereto, and who are personally known to me to be the individuals described in and who executed the annexed instrument, and who severally duly acknowledged that they executed the same freely and voluntarily, and for the uses and purposes there in 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.

Jes. R. Hammond Notary Public
Esmeralda County Nevada

Seal

Recorded at the Request of A. J. Welch June 18th A. D. 1880 at 10 minutes past 9 A. M. Benj. C. Levy Recorder By H. P. Steickelman Deputy