

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 7<sup>th</sup> 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



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 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.

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 W. P. Steickelman Deputy