

--File 11282--

Wallace Bailey )

to )

LEASE

Edgar Sadler )

This indenture made this 31st day of January, A.D. 1916,

WITNESSETH: That Wallace Bailey, of the City and County of San Francisco, State of California, does hereby lease, demise and let unto Edgar Sadler, of the County of Eureka, State of Nevada, the following described property, water-rights and lands situate in the County of Eureka, State of Nevada, to wit: An undivided two thirds interest in and to the right to use the waters from that

certain spring known as the N.T.Spring,together with all waters,water-rights,dams,ditches and reservoirs used or connected therewith and located N.86 degrees W.667 feet from the S.W.Corner of Sec.4,T.26.N.R.53 E.M.D.B.&.M.;Also and undivided two thirds interest in and to the right to use the waters from that certain spring known as the Williams Spring,together with all waters,water-rights,dams,ditches and reservoirs used or connected therewith and located N.65 degrees and 9 min.W.3413 feet feet from the S.W.Corner of Sec.16,T.26 N.R.53 E.M.D.B.& M.

TO HAVE AND TO HOLD THE SAID PREMISES,for the term of three years ,towit:From the 31st day of January,1916,to the 31st day of January,1919,yielding and paying therefor the term rent of Thirty Dollars(\$30.00),lawful money of the United States,and the said Edgar Sadler promises to pay the rent as follows:Ten Dollars(\$10.00)in advance and on the first day of each year of said lease;and to quit and deliver up the said premises to the said Wallace Bailey,or his agent or attorney,peaceably and quitely,at the end of the term in as good order and condition (reasonable use and wear thereof and damages by the elements excepted)as the same are now or may be put into;and to pay the rent as above stated during the term;also the rent as above stated for such further time as the said Edgar Sadler may hold the same,and not to make nor suffer any waste thereof,nor lease,nor underlet,nor permit any other person to occupy or improve the same,nor make nor suffer to be made any alteration therein,but with the approbation of the said Wallace Bailey thereto in writing,having first been made and obtained;and that the said Wallace Bailey may enter to view and make improvements upon the same,and to expell the said Edgar Sadler if he shall fail to pay the rent or suffer any waste thereof.

And should default be made in any of the payments of rent when due,and for thirty days thereafter the said Wallace Bailey,his agent or attorney,mayre-enter and take possession,and at his option terminate this lease.

In witness whereof we have hereunto set our hands and seals this 31st day of January,1916.

Edgar Sadler (Seal)

Wallace Bailey (Seal)

State of California )  
City and County of San Francisco ) ss.

On this 5th day of February,in the year One Thousand Nine Hundred and Sixteen,before me John R.Tyrrell,a Notary Public,in and for the City and County of San Francisco,personally appeared Wallace Bailey known to me to be the same person whose name is subscribed to the within instrument and he acknowledged to me that he executed the same,for the purposes therein expressed.

IN WITNESS WHEREOF,I have hereunto set my hand and affixed my Official Seal,at my office,in the City and County of San Francisco,the day and year in this certificate first above written,

(Notary Public Seal)

of San Francisco,State of California.

My Commission expires December 20,1919.

Recorded at the request of Edgar Sadler Feby 19 A.D.1916 at 25 minutes past 4 P.M.

Edgar Eather,Recorder.