

39710

STATE OF NEVADA }
COUNTY OF EUREKA }

File No _____

THIS AGREEMENT OF LEASE, made and entered into this
25th day of February, 1964, by and between
Max D. and Mary A Allen

_____, of Bexar County, Texas
_____, Party of the First Part, hereinafter called
Lessor, whether one or more, and Albert L. Foote
and Fred F. Foote

of the County of Quay, State of New Mexico,
Parties of the Second Part, hereinafter called Lessees,

WITNESSETH:

That the said Lessor, for and in consideration of the
rents, covenants and agreements hereinafter reserved, contained
and provided for by said Lessees, to be paid, kept and performed,
does hereby let and lease unto Lessees, their executors, admin-
istrators, heirs and assigns, the following described real prop-
erty situate, lying and being in the Diamond Valley, County of
Eureka, State of Nevada, and more particularly bounded and de-
scribed as follows:

NW 1/4 of Sec. 21, T21N, R53E, Mt Diabl. Meridian
Eureka County, Nevada

TO HAVE AND TO HOLD the above described property, with
all appurtenances, unto the said Lessees, from the date hereof
to the 15th day of November, 1966, unless sooner terminated for
breach of covenant or forfeiture or otherwise.

Lessees hereby agree with Lessor to devote their per-
sonal attention to the operation and improvement of the above
described premises during the term of this agreement.

Lessees expressly agree to occupy, care for and till
said premises in good and workmanlike manner, and according to
the usual course of husbandry; keep all improvements and person-

alty on said premises in good repair, reasonable wear and tear thereof excepted; and covenant and agree as follows, to-wit:

1. To prepare the soil, plant and seed the demised premises so as to harvest crops therefrom during each of the three crop seasons covered by this lease.

2. To pay unto Lessor as rent one-third (33-1/3%) of the crop by taking delivery thereof in storage at the elevator utilized for that purpose.

3. Any perennial crops growing on the demised premises at the termination of this agreement, for any reason whatsoever, shall become and remain the property of Lessor.

4. To furnish at their own and sole expense all seed, machinery, equipment, implements, utensils or materials necessary for the proper operation of the demised premises, as well as all labor required in preparing the soil, cultivation and irrigation of the crops, consummation of the harvesting of all crops, and carrying out any and all acts herein provided to be done by Lessees and except as herein otherwise specifically provided to be the obligation of Lessor.

5. To keep up and maintain in good repair all fences and other improvements and to return them in as good condition as at the commencement of this lease, normal wear and tear excepted; to commit no waste or damage to the premises or appurtenances nor to suffer any to be done; to keep all ditches on the premises properly cleaned; and to eradicate and keep suppressed at all times all noxious weeds on said premises and in or around the fence.

6. To allow Lessor or his duly designated agent or agents, at all times, free access to the premises for the purpose of examining the same; and to make any repairs or alterations on the premises which Lessor may deem requisite, provided same does not conflict with Lessees' operation of the demised premises.

7. To keep themselves and their employees properly insured with the Nevada Industrial Commission and to comply with all its regulations and those of the Social Security Department and the Unemployment Compensation requirements. This shall apply to the requirements of any political subdivisions of the State of Nevada or the United States.

8. Lessor agrees to furnish a Valley Self-Propelled Sprinkler Irrigation System and the pump therefor, to be used on said premises for the irrigation of crops grown thereon. It is understood that Lessees shall furnish the engine to be used on the pump and irrigation system as a part of the machinery and equipment described in paragraph 4 above.

9. Lessees shall not assign this lease nor sublease or sublet any portion of the demised premises without the written consent of Lessor. However, Lessor agrees that he will not unreasonably withhold his consent in any instance.

IT IS MUTUALLY UNDERSTOOD AND AGREED that Lessor shall incur no expenses as the result of the operation of the premises by Lessees except the following:

A. To make available for use by Lessees a well or wells with pump and gearhead.

B. To pay any and all real property taxes assessed against the demised premises or the improvements thereon which belong to Lessor.

C. If it becomes necessary to add any supplemental pump column to that which is now a part and parcel of the present well or any additional wells, same shall be done at the expense of Lessor.

D. To purchase and pay for one-third (1/3) of the ferti-

lizer utilized by Lessees in fertilizing any portion of the demised premises during the term of the lease.

IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED by and between the parties hereto that in case Lessees neglect or fail to perform any of the conditions and terms of this agreement on their part to be done or performed, then Lessor is hereby authorized and empowered to enter upon said premises and take full and absolute possession of the same; and he may do and perform all things agreed to be done by Lessees and remaining undone, and may retain or sell sufficient of the crops raised on said premises that would otherwise belong to Lessees, if they had performed the conditions thereof, to pay and satisfy all costs and expenses of every kind incurred in the performance of said contract, with interest at the rate of six per cent (6%) per annum; and the residue remaining, if any, of said crops shall belong to Lessees after all conditions are fulfilled. If said costs are more than the proceeds of Lessees' share of the crop, Lessees shall be obligated to reimburse Lessor for such cost.

THIS LEASE AND EVERY PART THEREOF shall bind and be of benefit to the heirs, executors, administrators, successors or assigns of the respective parties hereto.

REFERENCE IS HEREBY MADE to duplicate copies hereof for the purpose of establishing the validity of same.

IN WITNESS WHEREOF, the parties hereto hereunto set their hands, in duplicate originals, the day and year herein specified.

Max D. Allen

Mary A. Allen

LESSORS

Frank J. Foot
Albert L. Foot

LESSEES

STATE OF Texas

COUNTY OF Bexar

BEFORE ME, the undersigned authority in and for Bexar County, Texas, on this day personally appeared Max D. Allen and Mary A. Allen, wife of said Max D. Allen, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Mary A. Allen, wife of the said Max D. Allen, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mary A. Allen, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 25th day of FEBRUARY, 1964.



John A. Watson
Notary Public in and for
BEXAR County,
TEXAS

STATE OF New Mexico

COUNTY OF Quay

BEFORE ME, the undersigned authority in and for Quay County, Feb 28, 1964, on this day personally appeared Albert L. Ford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this _____ day of _____, 1964.

Notary Public in and for

County,

STATE OF New Mexico

COUNTY OF Quay

BEFORE ME, the undersigned authority in and for Quay County, Feb 28, 1964, on this day personally appeared Fred J. Ford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this _____ day of _____, 1964.

Notary Public in and for _____ County,

FILE NO. 39710

Filed for record at the request of Clay Cooper

March 26, 1964, at 10 minutes past 3 P.M. Recorded in

Book 3 of Official Records, page 493-498, Records of EUREKA

COUNTY, NEVADA.

Fee: \$ 5.85

William A. DePaul, Recorder.