

WITNESSETH that the said James has read all contents of the foregoing and foregoing herein, after examined to be kept and performed by the James has and does administered and assigns, has leased and has further leased and let out the house all of their premises lying and being in (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) 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All three portions of Section 9 and 10, T16, R11E, lying Southerly of Harvard River Park, the said Addition and beneath Addition and Northerly of the "Jugate River."

On March 21, 1949, the above identified premises with the above named wife, the father and the mother, administrator, and assign from the 1st day of January, 1949, to the 31st day of December, 1949, by paying the sum therein as hereinafter stated.

And the lease, in consideration of the leasing of the premises, as aforesaid, by the lease to the said Peter, does contain and agree with the said lease, his executors, administrators and assigns, to pay unto said land, said premises in the manner following, to wit:

This lease may be terminated by the successive owner of any parcel of land lying within the aforementioned leased land upon said owner constructing and maintaining a stone fence around the boundaries of his parcel.

It is understood and agreed that the said lease shall end, and all said premises, in any part thereof, in and on this lease without the written assent of the lessor And having been exhibited thereto.

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And it is agreed that if any rent shall be due and unpaid on or before the day of the month of the year next ensuing, then it shall be lawful for the said tenant to enter the said premises and remove all personal effects, the same being his sole and exclusive right under the statute.

And the said tenant covenants to pay to the said lessor the rent and to do and perform the covenants and conditions therein expressed, and that on the expiration of the said term or other date therein expressed, the said tenant will quit and surrender the premises hereby demised in as good and quiet possession as he received the same, and will deliver up the same to the said lessor, and the said lessor covenants that the said tenant, on paying the said rent, and performing the covenants aforesaid, shall not be personally and jointly liable for the said rent and for the said premises for the term aforesaid.

And the said tenant covenants to pay to the said lessor the rent and to do and perform the covenants and conditions therein expressed, and that on the expiration of the said term or other date therein expressed, the said tenant will quit and surrender the premises hereby demised in as good and quiet possession as he received the same, and will deliver up the same to the said lessor, and the said lessor covenants that the said tenant, on paying the said rent, and performing the covenants aforesaid, shall not be personally and jointly liable for the said rent and for the said premises for the term aforesaid.

Any breach of any branch of covenants herein contained to be kept and performed by the tenant shall not be deemed to constitute a continuing breach, and shall not operate to bar or prevent the tenant from obtaining a foreclosure for any succeeding breach unless the same shall be continued in violation.

IN WITNESS WHEREOF the parties have hereunto subscribed their hands and seals this 1st day of July, 1909.

Witnessed in the presence of
FIDELITY MORTGAGE COMPANY, INC.
James H. Threlton, President
John H. Threlton, Secretary
George H. Threlton, Treasurer
James H. Threlton, Agent

FARM LEASE

State of California, County of Los Angeles ss: July 1st 1909

Personally appeared Lane Dunbar, Agent H. Threlton and J. Threlton and on behalf of Fidelity Mortgage Company, Inc., a California Corporation, personally appeared J. Threlton and Eric Threlton who, being duly sworn each for himself and not one for the other, did say that the former is the President and that the latter is the Secretary of Fidelity Mortgage Company, Inc., a California Corporation, and that the said instrument to the foregoing instrument to the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be the voluntary act and deed.

Notary Public for the State of California
My commission expires July 1st 1910
HOWARD M. CLARK
NOTARY PUBLIC, CALIFORNIA
1110 S. 2nd Street, Los Angeles, Cal.

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES ss:
Filed for record on request of FIDELITY MORTGAGE COMPANY, INC.
this 21st day of December A. D. 1909 at 11:27 a. m. and duly recorded in
Vol. 1169 of Page 1169
WM. J. MILLER, County Clerk