

This Agreement of Lease made and entered into this 9th. day of
 April A.D. 1892 between G.H. Mensing and W.E. Mensing, of the
 first part and G.C. Gifford of the second part Witesseth;

That the parties of the first part have and do hereby
 let and rent to the said party of the second ~~part~~ -and the party of
 the second part hereby hires and takes from the parties of the
 first part-those certain tracts of land lying and being
 situated on the County of Matagorda, State of Texas-more
 definitely described as follows;

Those certain surveys made by virtue of Certificates
 issued to the International and Great Northern Railroad Company,
 situated in the County of Matagorda, in the State of Texas, and
 patented to said Railroad Company by the State of Texas as
 Follows :- to wit,

Survey No.	I	Block	No.	Cert. No.	Pat.	Vol		
			4	3681	356	108-640		
"	"	2	" 4	" "	3682	" 355	" 108-640	
"	"	3	" 4	" "	3683	" 354	" 108-640	
"	"	4	" 4	" "	3684	" 353	" 108-428	8/100
"	"	6	" 4	" "	3686	" 351	" 108-640	
"	"	7	" 4	" "	3687	" 350	" 108-539	90/100
"	"	8	" 4	" "	3688	" 349	" 108-327	
"	"	9	" 4	" "	3689	" 347	" 108-615	30/100
"	"	10	" 4	" "	3685	" 352	" 108-187	
"	"	6	" 3	" "	3680	" 357	" 108-609	50/100

Making a total of Fifty Two hundred and Sixty Seven 51/100
 (5267 51/100) acres of land, be the same more or less-at the
 yearly rental of six (6) cents per acre-said rental payable
 at Galves ton Texas on the first day of October of each year-
 for the term of six years, to commence on April 1st. 1892-

And it is 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 said parties of the first
 part to re-enter the said premises and to remove therefrom
 the said party of the second part.

In Duplicate

It being expressly understood and agreed -that the said party of the second part shall not sublet the above described premises or any part or portion thereof without first having obtained from the parties of the first part -their consent in writing for him so to do. It is further agreed between the parties hereto, that should it become necessary in the judgement of the parties hereto, and A.H. Pierce as arbitrator to fence said lands at any time during the existence of this Lease-that the parties of the first part shall furnigh all the necessary materials for fencing and the party of the second part hereby covenants and agreed to furnish and pay for all necessary labor for constructing said fence.

+ And the said party of the second part covenants to pay to the said parties of the first part the said rent, as herein specified, and that at the expiration of said term, or other termination of this lease-to quit and surrender the premises hereby demised in as good a state and condition as reasonable use and wear thereof will permit-and the said parties of the first part covenants that the said party of the second part on paying the said yearly rent as it becomes due, and performing the covenants aforesaid, shall have and hold and enjoy the said demised premises for the term aforesaid.

In Witness whereof the parties have hereto signed their names this ^{the ninth} Day of April 1892.

G. A. Mensing
W. C. Mensing
G. C. Gifford

