

STATE OF TEXAS:
COUNTY OF BEXAR:

This indenture, made this 15th day of January, 1926, between the City of San Antonio, Party of the First Part, and William F. Long, Party of the Second part;

WITNESSETH: That the Party of the First Part, in consideration of the covenants of the Party of the Second part, hereinafter set forth, does by these presents lease to the party of the Second part the following described property, to-wit:

"That tract of land and buildings thereon known as the City Farm, being about 150 acres more or less out of the tract of 536½ acres of land owned by the City of San Antonio lying about six miles south of said city between the Corpus Christi and South Loop Roads. Said farm is bounded on the north by Cemetery Lane, East by San Jose Burial Park, South by Six mile Creek and Pauper burial ground, West by the out fall sewer of the City of San Antonio. This lease shall also include such land lying in the Southeast corner of the City's property between San Jose Burial Park and Six Mile Creek which is not included in the leases, governing Stinson Flying Field., and which may be dry farmed without interference with said flying field; all of said lands being in the County of Bexar and State of Texas/.

TO HAVE AND TO HOLD THE SAME, to the Party of the Second Part, from the 15th day of January 1926, to the First day of January 1927. And the Party of the Second Part, in consideration of the leasing of the premises as above set forth, covenants and agrees with the party of the first part, to pay the party of the First Part, as rent for same:

One-half of all crops raised on said farm during the term of this lease,, in the following manner:

Johnson Grass hay to be delivered baled, in the field., the party of the First part to pay the actual cost of baling its share, not to exceed ten cents per bale, settlement for such baling to be made on the completion of each crop.

Corn to be divided by rows , and each of the parties to this lease to gather his own half.

The party of the Second part covenants with the party of the First part, that at the expiration of the term of this lease he will yield up the premises to the party of the first part, without further notice, in as good condition as when the same were entered upon by the party of the second part, loss by fire or inevitable accident, and ordinary wear and tear excepted.

It is further agreed by the party of the second part, that neither he nor his representatives will underlet said premises, or any part thereof, or assign this lease, without the written consent of the party of the first part thereto.

And it is further expressly agreed, between the parties hereto, that if default shall be made in the payment of the rent above reserved or any part thereof, or any of the covenants or agreements herein contained to be kept by the party of the second part, it shall be lawful for the party of the first part, or its legal representatives to enter into and upon said premises or any part thereof, either with or without process of law, and repossess same at the election of the party of the first part, and to distrain for any rent that may be due thereon upon any property belonging to the party of the second part. And in order to enforce a forfeiture for non payment of rent, it shall not be necessary to make a demand on the same day the rent shall become due, but a failure to pay the same at the place aforesaid, or a demand and a refusal to pay on the same day shall be sufficient, and after such default shall be made the party of the second part and all persons in possession under him shall be deemed guilty of a forcible detainer of said premises under the statutes.

AND IT IS FURTHER COVENANTED AND AGREED between the parties aforesaid:

That the party of the first part is to furnish water from the outfall sewer for the irrigation of the premises leased to the party

of the second part; provided that, should conditions arise during the term of this lease which would make it undesirable, or impossible for the party of the first part to allow the City Farm to be irrigated with sewer water, then this lease shall become null and void, and both parties shall be released from all obligations thereunder.

That no hunting shall be allowed on the premises leased to the party of the second part.

That the party of the second part agrees to plant forty acres of the land leased in corn.

Witness our hands at San Antonio, Texas, the day and year above written.

CITY OF SAN ANTONIO

By _____

Johnson

Party of the First Part.

Bill Long

Party of the Second Part.

LEASE
City of San Antonio
of
William F. Long.
Expires Jan. 1, 1934

ATTACHED FOR THE FILES OF YOUR OFFICE.