

Keep This Copy.

Fresno, California.

September 8th, 1927.

An agreement entered into this 1st day of October, 1927 between WILLIAM SHULES, party of the first part and GROVER A GAMES, party of the second part for the lease of the 175 acre ranch and all the equipment, buildings, water rights, fences thereon or pertaining thereto commonly known as the Shules Ranch, and the rights of the stock range, commonly allotted to said ranch.

For the exclusive rights to and uses of the property as above described, the party of the second part agrees to pay the party of the first part \$10.00 per month or One Hundred Twenty (\$120.00) Dollars per year during the life of the lease, to pay all taxes assessed against the property ~~after the first five years~~, and to award the party of the first part a 5% bonus on net profits after the first five years.

The lease is for a period of fifteen (15) years as of above date.

The said party of the second part or his assigns shall have entire charge and control of the property and shall be privileged to improve and manage the property to the best of his ability and knowledge. All improvements, such as houses, fences, ditches, et cetera shall revert to the possession of the party of the first part upon the termination of the lease.

Party of the second part is hereby granted the option of a renewal ten year lease at an agreed lease rental fee of not over Five (\$5.00) Dollars per month increase. Party of the second part is also given a 60 day option on the above described ranch in the event of sale.

The party of the first part reserves <sup>①</sup> the mining rights along the Hayfork River a distance of three Hundred (300) feet along each side of said river where it cuts thru the said ranch, <sup>②</sup> his home house, and <sup>③</sup> the one-half



acre garden spot juxtaposed.

All live stock not mentioned in this lease are reserved to the party of the first part for his sale and use.

In the event the party of the second part fails to fulfill the requirements of this agreement and lease he shall forthwith forfeit all rights and privileges of the agreement and lease.

Ernest W. Bates Sept 8/1927

---