

Article of Agreement made and entered into
 this day by and between Susanna Patterson Executrix
 of the Estate of William Patterson deceased of Douglas
 County Kansas Territory of the first part and John Voght,
 and Andel Shiner doing business under the name
 and style of John Voght & Co. of the same County and
 Territory of the Second part. Witnesseth. That
 the said party of the first part for and in consideration
 of the payment hereafter recited to be paid by the party
 of the Second part, doth by these presents lease to the said
 party of the Second part twenty feet front, and running
 back to the alley off of the South half of Lot numbered
 forty (40) on Massachusetts Street including the cel-
 lar on said part Lot as it now is, in the City of Lawrence
 in said Territory for five years from this date, the said
 party of the Second part to pay twelve dollars and fifty
 cent per month, to the said party of the first part, for
 the use and occupation of said part Lot and Cellar, the
 said rent to be paid promptly, at the end of each
 month, the failure to pay after demand, to work a for-
 feiture of this lease, the said party of the first part guar-
 antees to the said party of the Second part peaceable posses-
 sion to the said part Lot and Cellar thereon, the party of
 the Second part further agrees with the party of
 the first part, that he will be at the expense and trouble
 of removing the house off of the said part Lot now
 occupied by the party of the first part, the party of the
 Second part further agrees with the party of the first part
 to give her the preference at the end of the term of purchas-
 ing any improvements upon the said part Lot made by the
 party of the Second part, the party of the first part agrees
 with the party of the Second part to permit him to remove all
 improvements at the end of his term, which he may
 make upon said part Lot, if the party of the first-
 over