

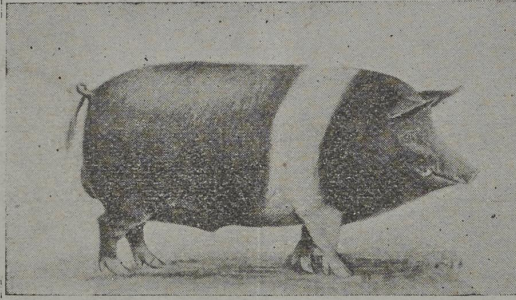
CAVE HILL STOCK FARM.

—BREEDER OF—

Thin-Rind Hogs,
Jersey Cattle

—AND—

Saddle Horses.



J. L. BAILEY,

Proprietor.

City Office:

No. 19 WEST SHORT ST.

Lexington, Ky., 189

This article of agreement made this 2nd day of March, 1896, between Kentucky University, an incorporated educational institution, of the City of Lexington, Ky., of the first part, and Robert J. Payne of the County of Fayette, State of Ky., of the second part, witnesses; That for the considerations hereinafter set forth the party of the first part has this day leased to the party of the second part for the term of one year from the date - commencing March 1st 1896 and ending March 1st 1897, - a tract of about ninety five acres of land

CAVE HILL STOCK FARM.

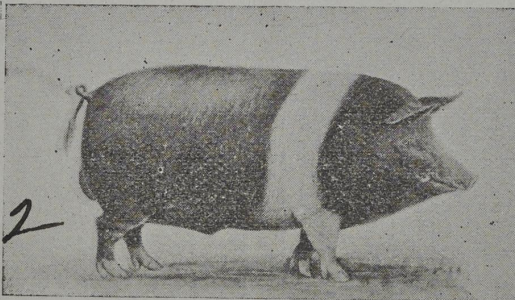
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in ^{Lexington, Ky.} ~~Jayette~~ County, Ky., adjoining ¹⁸⁹
the lands of ^{Mr. Jesse} ~~Howard~~ McClann
and ~~Wm~~ ^{Wm} Hess, being originally
a part of the lands of Alex.
Bush, dec'd., to have and
to hold unto the party of the
second part for said term
upon the following terms,
conditions, and for the
following considerations,
to-wit: The rental consid-
eration for said farm is
two hundred and twenty
five dollars, of which one
hundred and twenty five
dollars are due and pay-
able on the first day of
January, 1897, and the
remaining one hundred
dollars are due and
payable on the first day

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3.



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of March 1897, ^{Lexington, Ky.,} each of said ¹⁸⁹ payments to be evidenced by promissory note of the second party, negotiable and payable in bank, with satisfactory security.

It is distinctly understood and agreed that the party of the first part shall not be required to make any fencing on the farm during the continuance of this lease, nor to repair any of fencing now upon the land; but the party of the second part may make such fencing and may repair the present fencing at his own expense, as may be necessary to protect his crops and the lands from

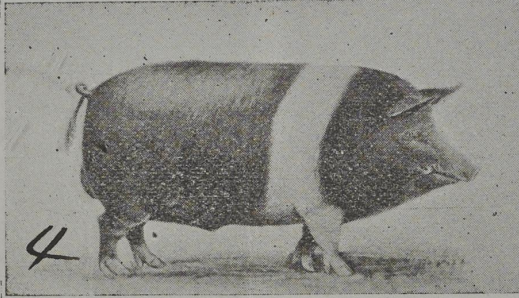
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trespass by ^{Lexington, Ky.} others and his own stock; and for this purpose he has the privilege to cut and use such locust timber as he may find upon the lands, and he may remove and use any rails from inside fencing that may be upon the premises. He is to remove the brush from the grounds whenever he cuts trees as aforesaid for fencing purposes.

There are about five acres of land near the turnpike whereon this farm fronts, which are now in blue-grass, and these shall remain as they are, in grass; and the lands that have a reasonably good

CAVE HILL STOCK FARM.

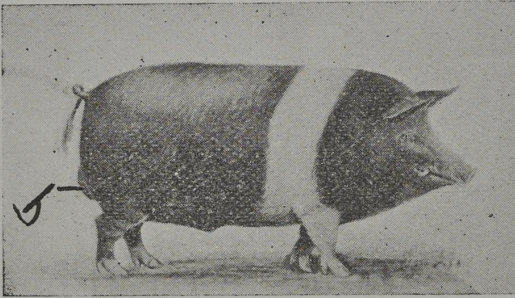
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stand of ^{Lexington, Ky.} clover shall re-¹⁸⁹
main in clover. No tract
of land of three or more
acres on the farm, which
is well set in blue-grass
or clover, shall be plowed
without the written consent
of the chairman of the Ex-
ecutive Committee of the
party of the first part, but
the party of the second part
may cultivate the old fence
rows in potatoes.

It is agreed that the party
of the second part may
cultivate the tillable lands
on the farm in corn, oats,
and hungarian grass, having
due regard to the preservation
of the soil, and that he
may use the tobacco barn

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LEXINGTON, KY.

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on the premises for any agricultural purpose, and he may sublet said barn to any responsible party for the purpose of housing tobacco, and may sublet any part of the farm for cultivation or grazing, he to be responsible to the party of the first part for any damage thereto in consequence of gross carelessness or willful negligence of the subtenant.

It is further agreed that the party of the second part shall repair said tobacco barn at his own expense, to fit it for housing tobacco, the party of the first to pay for the lumber necessary to make such repairs as the Executive Committee thereof shall approve, and the party of second part

D. H. JAMES, President.
J. H. GRAVES, Vice Prest.

J. P. SHAW, Cashier.
C. W. BEAN, Asst. Cashier.

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LEXINGTON, KY.

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shall haul said lumber from Lexington and make said repairs without charge therefor.

The party of the first part reserves the right to enter upon the premises leased at any time during the continuance of the lease, for the purpose of inspection, and shall have the privilege of seeding such lands thereon as they may desire to sow in the coming fall.

On the first day of March, 1897, the party of the second part obligates himself to surrender full and peaceable possession of the entire property hereinbefore leased to him, without any notice whatever; to take good care of the property, and cultivate the same in a

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husbandlike manner, and do whatever is necessary to protect the property from trespassers who may undertake to pass through or over the same.

Witness our hands the day and year first above written.

By University, by J. H. Graves }
Chm of its Ex. Committee }
R. Y. Payne }

Witnesses
J. H. Vance
R. J. Grubbs