

Farm Lease.

From *Chas. Bliley*

To *W. H. Bliley*

Dated *Feb. 24,* 189*2*

For _____ 189

Expires _____

*Rent \$2,000 and
taxes*

1892 BLILEY FARM LEASE
To Wilfred Bliley
Son of Charles & Mary Jane Bliley
Station Road, Harbcreek, Pennsylvania

Farm Lease.

From *Chas. Bliley*

To *W. H. Bliley*

Dated *Feb. 24,* 189*2*

For

Expires *1* 189

*Rent \$2,000 and
taxes*

This Indenture, Made the Twenty fourth day of

February in the year of our Lord one thousand eight hundred and ninety Two

BETWEEN Charles Bliley of Harbor Creek Township Pa.

County of Erie and State of Pennsylvania, of the first part, and
W. H. Bliley Harbor Creek Township

County and State aforesaid, of the second part

Witnesseth, That said party of the first part, for and in consideration of the rents and covenants hereinafter mentioned and reserved, and on the part of said party of the second part to be paid, kept and performed

hath demised, leased and let, and by these presents doth demise, lease and let unto party of the second part all that

Certain Farm located in Harbor Creek Township Erie County State of Pennsylvania known as Charles Bliley Farm as viz
Said party of first part doth hereby agree to rent said farm above mentioned for the term of five years as viz
Said party of second part to pay to party of first part Two hundred dollars Cash Rent and pay all Taxes such as Road & Chure State County and poor Tax per year for the term of years above mentioned also party of second part to furnish party of first part not to exceed fifty dollars worth of hay each year for the term of years above mentioned.
Party of first part reserves one acre of land and as much fruit as he needs for his own family use of said farm above mentioned. Said party of second part to keep not less than twelve head of Cattle

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said party of the second part, to be used and occupied as a

from the _____ day of _____ 189 _____ until the _____ day of _____ 189 _____, and fully to be complete and ended at the expiration of said

period, under the following conditions, to-wit:

Each year during term of years above mentioned also not to sell any straw of said farm or haul any straw of said farm except for manure in return for same also second party to haul forty loads of manure each year during term of said lease from Erie City or elsewhere. Said party of second part to keep said farm above mentioned

in as good Condition as it is at the present time
Except reasonable wear & tear

Party of the first part to make no repairs or improvements during said term, except at said party's own option.

PARTY OF SECOND PART COVENANTS AND AGREES

To use and occupy said premises as above stipulated, and for no other object or purpose; to not assign this lease, or underlease, or let said premises, or permit the use of the same or any part thereof to any other person or persons, without the written consent of party of the first part; and to not injure or deface said premises in any manner, but to keep and preserve the same in good order, and at the expiration of the term of this lease, or the sooner determination of the same, to peaceably and quietly surrender and yield up the premises in as good order and condition as the same shall be in at the time of taking possession—reasonable use and wear and unavoidable casualties only excepted.

To keep in good order and repair all buildings, barns, graineries, sheds, outhouses, fences, gates, bars, drains, bridges and roadways, without recourse to party of the first part; to take no straw or manure off the premises and allow none to be taken off; and to not cut or remove any growing timber, or authorize or permit any to be cut or removed except by written permission from party of first part.

That if there shall, at any time during the continuance of this lease, be an attempt to remove or an intention manifested to remove the goods and effects of party of second part out of or off of said premises without having paid and satisfied party of first part in full for all rent which may become due during said term, then the whole rent for the term shall be taken to be due and payable, and party of first part may proceed by Landlord's Warrant or other process to distrain and collect the whole, in the same manner as if by the conditions of this lease the entire rent was payable on the first day of the term: and party of first part may, at his option, take immediate possession of said premises, the same as if the full term had expired, and such action upon the part of party of first part, shall under no circumstances, be construed as an eviction of party of second part; party of second part forfeiting possession by such removal or attempt to remove.

That in case of default of any one of said payments upon the day the same becomes payable the lessor or his assigns may proceed by Landlord's Warrant or other process to distrain and collect the same, including the rent up to the last day of the month in which said Landlord's Warrant or other process may be issued, with the same force and effect as if that month had fully expired, any law, usage or practice to the contrary notwithstanding.

That all household and other goods exempt from levy, sale or execution by the law passed in 1849, exempting certain property to the amount of \$300 from levy and sale, and also all chattels exempt from levy and sale by laws passed in 1869 and 1870 may be levied on and sold for rent that becomes due and payable, under this lease, and may be distrained, wherever found, on or off the leased premises; and in case of suit to recover rent due or damages for breach of covenants, upon any judgment or judgments obtained by party of first part all relief from any and all appraisement, stay or exemption laws of the Commonwealth is hereby waived and released, and the Alderman, Justice of the Peace, or Clerk of the Court is hereby authorized and directed to enter upon the record above waiver and release, and endorse the same upon such execution or executions as may be issued.

And if any of the covenants herein are violated by party of second part, such violation shall work a forfeiture of this lease, at the option of party of first part, who shall have the right to take forcible possession of the premises, the lessee hereby releasing the lessor from any damage, and all actions at law occasioned by taking such forcible possession. The right to label said premises for sale or rent, as also the right of party of first part to enter upon any portion of the same at all times (accompanied by other parties, if so desired by party of first part) to examine into their condition or to enforce compliance with this lease, is expressly conceded by party of second part.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

J. S. Lambing

Chas. Bliley
W. H. Bliley

L.S.

L.S.

L.S.