

No. 7988 Equity.

of two hundred and fifty dollars, and at the times specified in said lease unto the said Trustees, and not unto the said Margaret V. Stauffer.  
Jas. McKim.

Exhibit "J. T. M."

Filed July 5<sup>th</sup> 1906.

This Lease, made this First day of September in the year 1905 by and between Margaret V. Stauffer and Benjamin J. Kaulds both of Frederick County Maryland. Witness that the said Margaret V. Stauffer for the party of the first part, doth lease unto the said Benjamin J. Kaulds the party of the second part her former apartments or ariger. The Farm situated in Walkersville District Frederick County, Maryland known as the Stauffer Green Farm and now occupied and leased by James S. Sheward, containing Sixty three acres more or less for the term of two years, said term commencing from the first day April 1906, and the said Benjamin J. Kaulds paying therefore the sum of three hundred Dollars per year, the payments to be made in equal quarterly installments of Twenty five dollars each at the beginning of each quarter with the exception of the first quarter due, which shall be Twenty five dollars or Fifty dollars of the payment is to be paid upon the execution of the lease and it is agreed by the said Benjamin J. Kaulds that he will not see any log ped off the farm but will work all such into manure for the benefit of said farm, unless by the written consent of the said Margaret V. Stauffer. And it is further agreed by the said Benjamin J. Kaulds that he will furnish J. Graham Johnson of Walkersville, Md. straw for the bedding of two horses as he may want it, and have the manure back, but it is understood that he is not to furnish any straw after July 1<sup>st</sup> 1906.

It is understood that if the said Benjamin J. Kaulds gives to the terms of said lease for a term of not exceeding three years upon the terms and conditions as hereinbefore stated.

Provided that in default of the payment of the rent, or any part of the same, or on the breach of any covenant herein contained the said rent shall be in arrears in whole or any part at any time, it shall be lawful for the lessor to distrain therefrom and it is mutually agreed that six months notice must be given to terminate this lease.

Witness our hands and seals this First day of September  
Margaret V. Stauffer  
Benjamin J. Kaulds

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