

Robert Valentine

Justice <sup>of</sup> Sherman

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Lease

This Indenture, made the 3<sup>d</sup> day of March 1887. between Robert Valentine of New Lebanon, County of Columbia & State of New York, of the first part, and Justice Sherman of Canaan in said County and State, of the second part. Witnesseth - The said Valentine, in consideration of the covenants & agreements hereinafter named to be performed by the said Sherman, doth hereby lease, demise & to farm let, unto the said Sherman, that certain farm & buildings thereon, situate in Westfield and Southwick in the County of Stamford, known as the Shaker farm, containing 200 acres or more, and being formerly occupied by S. B. Fox and Procter & Bowker, together with the following personal property belonging to said Valentine, viz: 1. horse lumber wagon, 1 Mowing machine - 2 plows - 1 harrow or drag & 1 wheel harrow - 1 Double harness - 1 pair Bob sleds, one half of the team of 2 horses - 4 Cows and to furnish one half of the seed required on the farm: And said Valentine agrees to pay all the taxes that may be assessed on the real estate aforesaid. He also agrees to be at one half of the expenses of shoeing said horses & also one half the expense of grain necessarily purchased for said stock. The said premises to be used expressly for farm purposes - This lease to continue for the term of one year from the 1<sup>st</sup> day of April next, with the right of said Sherman continuing the same two years. Provided the said Valentine does not choose to sell the farm. But in case said Valentine sells the farm, or desires to, the said Sherman has to leave at the end of the first year, then the said Valentine agrees to pay said Sherman the sum of \$100.<sup>00</sup> as liquidated damages. And said Valentine shall have the privilege of sending to Westfield by the cars, two tons of fertilizers, at his expense - In consideration of the aforesaid agreements and covenants of the said Valentine, the said Sherman hereby agrees to hire and lease the same farm & personal property and furnish at his own expense, one half of the cows for said farm, to pay all the taxes that may be assessed on all



of the personal property - to pay one half the expense of shoeing horses and grain that shall be necessarily furnished and fed to said stock. The said Sherman agrees to give his undivided time to the carrying on the farm and all shall be done in a good husbandlike manner - shall feed out all the hay produced on said farm and keep & put on same all the manure. The butter and eggs, the said Sherman is to sell & account to said Valentine, One half the proceeds. And at the end of the year, the said Sherman shall deliver unto said Valentine one half of all the produce and crops raised on said farm - And the said Sherman further agrees to purchase of said Valentine one of the aforesaid horses, as he may elect, at an appraisal by disinterested parties, or he may furnish a horse to make up the team, provided said Valentine shall furnish but one horse - All help hired for carrying on said farm shall be wholly at the expense of said Sherman. And the said Sherman agrees to pay freight on not exceeding three tons of fertilizers at Westfield RR Depot, draw and put the same on the said farm. The increase from the cows in calves shall be in proportion to number furnished by said parties & divided by that ratio: And at the expiration of said term quietly deliver up to said Valentine, his heirs, executors, administrators and successors said premises and property in as good condition as they are now in, the natural wear with careful usage and the damages of the elements excepted. And the said Sherman agrees not to underlet or assign this lease without the written consent of the said Valentine. Witness our hands and seals to this and one other instrument of like tenor and date the day and year first above written

Executed in presence of  
H. C. Bull

Robert Valentine  
Justice L. Sherman