THE STATE OF TEXAS)
COUNTY OF MORRIS) KNOW ALL MEN BY THESE PRESENTS;

That we, Mrs Ruby Parham, joined by her husband, L. E. Parham, of the County of Morris and State of Texas, and hereinafter called the parties of the first part, have this day leased unto H. M. Farrier, A. J. Copellar, R. Horn, R. D. Moore, W. W. Bullington, T.A. Thigpen, J. O. Butler, W. D. Berry, W. F. Smith, J. P. Beasley, J. C. Robinsin, and O. C. Mulkey, as trustees for the Glass Club Lake, and to their Successors in office, for a period of Fifty years from the first day of January 1922, all rights and privileges for a Club Lake, and as many years thereafter as the Club may desire to use this property, on the following described land, to-wit;,

First Tract; All that certain tract or parcel of land, lying in Morris County, Texas, and being bounded and described as follows, to-wit;

Beginning 749 Vrs East of the N. W. Cor; of the J. Blakey 15 cres Headright survey;

Thence South 1430 vrs to the railroad right of way;

THENCE in an Eastern direction with said right-of-way, 377 vrs;

THENCE North 1277 vrs a Stake;

THENCE West 79-1/3 vrs a Stake;

THENCE North 75 Vrs a Stake and

THENCE West 290-1/5 vrs to the place of Beginning; Containing 90-1/2 acres; 86-1/2 acres out of the W. M. Smith headright, and 4 Acres out of the J. Blakey headright Survey,

Second Tract; All certain tract or Parcel of land lying in Morris County, Texas, and Bounded and described as follows, to-wit;

Beginning 487-2/3 vrs east of the N. W. corner of the J. Blakey 15 cre Headright Survey;

Thence 1461 vrs to the Railroad right-of-way;

THENCE in an Eastern __ with said Railroad right-of-way 264 vrs,

THENCE North 1430 vrs a stake;

THENCE West 262-1/8 vrs to the place of Beginning; Containing 68-1/4 acres; 18 cres out of the W. M. Smith survey, and 49 acres out of the

J. Blakey, survey, and 1-1/4 Acres out of the M. C. Vela Sur;

Said Club Lake to be builed and Constructed on said land as now planed by the engineer who has made the survey, and Lesse to have the right to all land by said Lake, and to a Space for Fifty Feet (50) on the out side of the water around said lake, and also a Road or Passage over other land or lessor to said lake, said passage to be selected by lessors, but to be reasonably convenient for lessor to use,

it is agreed that the pasture surrounding said lake shall remain an open pasture, and the lake unfenced, but should lessors, at any time, abandon the pasture land and use said land for other purposes than pasture, then lessees shall have the right to fence said lake, and the Fifty Feet of land around same, in order to protect the lake,

it is also agreed that the lessees are to have suitable land adjoining the lake and the right-of-way around the same for the purposes of Building Club Houses, a nd buildings for use of the Club, and they shall also have the right to build bath houses, Boathouses and other improvements of life character on the land adjoining the lake.

it is further agreed, that in addition to the above rights, Lessee shall have the right to lay off a suitable Ball Ground in said Pasture, and construct thereon suitable Grandstand for the purposes of Base-Ball and other Games, Golf-Links and things of that nature that might be used by the club during the term of this lease, Lessee Specially agrees with Lessors that the Club Lake and other amusement as contemplated under this lease, shall at all times be conducted in a lawful manner, and no unlawful things or immoral conduct shall be permitted at said Club Lake or on the grounds under controle, with the knowledge or consent of the Lessee,

Lessee agrees to pay as rental for the use of said property for said term of Fifty (50) Years, the sum of $500.00 (Five Hundred) per year, to be paid as follows, to-wit; Two Hundred Fifty (250.00) Dollars on the 15th day of February 1922, Two Hundred Fifty, $250.00 Dollars on the 15th day of August 1922, and the same amount on the 15th day of Aug, on Each year thereafter during the term of this lease, and if said

rental shall not be paid properly within ten Days after demand by lessor, then lessor shall have the right to declare this lease forfeited, and all rights under shall at once revert back to lessors, lessee to have the right and option at the end of this lease to renew this lease for another Fifty Years upon like Terms and conditions of this lease,

this lease shall be binding on the lessor, their heirs, and assigns, and it shall also inure to the benefit of said Glass Club Lake, and said trustees for said Glass Club Lake being the lessee herein named shall have full right to incorporate Said Glass Club Lake at any time that they may see fit, and transfer this lease to said corporation, and said Corporation shall then hold all the rights and privileges herein granted to lessee, and their assigns for the full term of this lease as herein stated, but said corporation shall, of course, be bound by all the terms of this lease as herein stated, it being definitely understood by all parties that this lease is for the purpose of building and Maintaining, a Club Lake for Fishing, Huntingm Bathing, boating, and other lawful Sports,

it is definitely understood, however, that while this lease begins to run on the First day of January 1922, and the rentals shall begin to acrue from that date, yet lessee shall have the right at any time from this date to begin the construction of building their lake and dam, and other improvements as herein contemplated,

it is definitely understood that Lessors Contemplate the building of a home and other improvements for a home on land adjoining or near to said club lake and in that event lessees agree that they shall not permit any of their members to tresspass upon or any way bother said home and the improvements for a home as herein above stated and contemplated,

WITNESS OUR HANDS. THIS THE 6th day of August A. D. 1921,

Ruby Parham,

L. E. Parham,

THE STATE OF TEXAS)

COUNTY OF MORRIS)

Before me, W. C. Williams, Notary Public, in and for Morris County Texas, on this day personally appeared L. E. Parham, and Ruby Parham his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed and the said Ruby Parham wife of the said L. E. Parham having been examined by mr privily and apart from her husband, and having the same fully explained to her, she, the said Ruby Parham acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it,

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 8th day of August A. D. 1921.

W. C. Williams

Notary Public, Morris County Texas,

SEAL

Filed for Record The 29th day of August 1921, at 9 A. M.

Recorded the 31st day of August A. D. 1921, at 2 P. M.

W. A. Jones

County Clerk Morris County Texas,