

Be it known that I, Alexander W. McGuffey, in consideration of the rents and covenants herein after reserved, have this day leased, and do hereby lease to Moon of Oxford Butler County Ohio, my house and lot in Oxford, formerly owned and occupied by Wm. H. McGuffey, and more recently by Mrs. Nelson, with all the appurtenances and five legs to the same belonging, for the term of one year from the first day of October, eighteen hundred and forty. The said Moon on his part, and in consideration of the premises, hereby covenants to pay to the said McGuffey, or to his agent, the sum of fifty dollars in advance, at the commencement of every quarter, to pay all taxes and charges upon the property hereby leased while it is in his possession, and to keep the property in good repair, and to return the same, at the close of the year, to the said McGuffey, in as good condition as it then is. It is also agreed and understood between the parties hereto, that if the rent is not paid promptly, each quarter, in advance, as above stated, or if any quarterly payment, or any part thereof shall remain unpaid for ten days after the same is due, according to the terms of this lease, then this lease shall be void, and the grantor may re-entire, as though this instrument had never been made.

Alex. W. McGuffey

Cincinnati 1st October 1840.

Mr. Markle

I was unavoidably detained at the Court House, until the hour appointed to appear. I do send duplicate copies for Moon. Let him pay the rent immediately under my name, and you can give him a receipt, in your name, you will be obliged.

Yours respectfully,

Alex. W. McGuffey

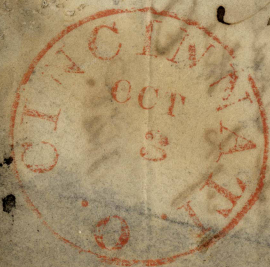
176-3B
to: Mr. T. B. Markle - Oxford, O.
from: Alexander McGuffey - Cincinnati, O.
October 1, 1840 (160)
(contract/lease of Oxford house to ? Moon)

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Mr. S. B. Markle

Moravia

Ohio



[Faint, illegible handwritten text, likely bleed-through from the reverse side of the paper.]