

Rail Road Co at Hamiltons Island in the County and territory aforesaid, for the consideration hereinafter named Also not to sell or allow to be sold except by the party of the second part any spiritous liquors on the said Island during the term of this lease, or while the same remains in force

The party of the second agrees and covenants with the party of the first part as follows. To rent for a term of one year commencing on the 6th day of August A D 1863 the above described Wharf Boat, now laying at the Dock of the C RR Co on ~~KMX~~ Hamiltons Island

For the first four months ending Dec 6th 1863 to pay rent of fifty dollars per month and from the 6th day of Dec 1863 to the 6th day of August 1864 to pa a rent of ninety dollars per month. The rent to be paid in all cases in advance on the 7th day of each month, and the party of the second part doth further agree and covenant with the party of the first part to fit up a good comfortable Bar room to be ceiled with lumber sides lined with cloth or papered, and also to fit up the remainder of the Boat in a good comfortable manner for the accomodation of guests in the same manner as Bar Room All work done upon said Wharf Boat by the party of the second part in partitioning off rooms, ceiling clothing or any materials furnished for fitting up said Wharf Boat at the expiration of the year and returnsaid Boat to the party of the first part, in as good order as when taken common ware and tare excepted

And the party of the second part doth further agree that when he relinzuishes said Wharf Boat to sell to the party of the first part, all the Bar fixtures, and furnisure placed in the aforesaid Boat at on half the actual cash cost, provided it is the wish of said party of the first part to purchase said articles

And it is moreover agreed by the said party of the second part, with the party of the first part, that in case the said party of the second part shall fail to pay the rent, as herein before provided that the Boat and all the fixtures and whatsoever, has been placed therein by the party of the second part, as a part of the fittings thereof, shall become the property of the party of the first part and the said party of the first part is hereby authorized and empowered to take possession and hold the same The words " allow to be sold except by the party of the second part" between the 115 & 16 lines were put in before signing.

In witness whereof the parties, to these presents, have hereunto set their hands and seals, the day and year first above written

S.M.Hamilton (Seal)

J P Dennison (Seal)

Signed in the presence of

(Signed) J W Brazee

Entered for record & recorded Dec 25th A D 1863

John E Andrewe Auditor

D F Bradfords Pat~~ent~~.

The United States of America. To all to whom these presents shall come, greeting.

Whereas, there has been deposited in the general Land Office, of the United States, a certificate numbered one hundred and seventy five, of the Register and Receiver at Olympia Washington Territory-----Whereby it appears that

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