

Memorandum of Agreement made this Eleventh day of July 1892 between Joseph Holmes the elder of Teralba of the one part and James Wood of West Wallsend of the other part whereby the said Joseph Holmes the elder agrees to sell and the said James Wood agrees to purchase all that piece or parcel of land being Allotments No 2 and 1st section P in the Township of Holmesville parish of Teralba county of Northernberland Colony of New South Wales for the price or sum of (£15) Fifteen pounds each lot viz. (30⁰⁰) Thirty Pounds Cash at the time of payment.

That on the signing hereof the said James Wood shall pay the said Joseph Holmes the sum of six pence (6) per week on each allotment as rent up to the time of paying off the full amount of purchase money.

That upon the payment of the said amount viz. six (6) pence per week the said James Wood shall be let into the possession of the land purchased and into the receipt of the rents and benefits thereof.

That the said Joseph Holmes the elder reserves all mines and minerals in and under the said land sold and the right to work the same.

That the said Joseph Holmes the elder shall not be responsible to contribute towards the cost of any dividing fence or fences between any lots sold or unsold.

That upon payment of the purchase money the said James Wood shall be entitled to the deeds of the land purchased at his own expense.

That in case the said James Wood makes default in payment of the said rent, ^{for a period of three months} or purchase money he shall forfeit all claim to the said ground and all improvements placed thereon by him or any other person.

That the said James Wood shall be at liberty to pay
off the purchase money at any time up to the day of this
so paying the sum off.

As witness the names and hand-writings of the
said parties

Signed by the said Joseph ^{by} Hobbes
in the presence of Saml. Hobbes

Signed by the said James Wood
in the presence of J. Hobbes

Witness: — Jno Bentley

