1. Colletin will make his full-time residence with his family in the apartment furnished him in the chateau.

2. He must keep a sufficient number of animals to provide manure for the said property and he must carry it into the fields which need it most. The cattle which he keeps must be lodged in the stables provided by this lease.

3. He cannot beat the oak trees to get acorns nor cut any tree alive or dead either at the base or the branches without the express consent of the seigneur; also he cannot prune any tree although he has the right to gather nuts. He may pasture some pigs in the vicinity of the trees but cannot pasture sheep there; and he will prune in the said property and the prunings which he will make from time to time will belong to him.

4. Each year of his lease he must plant 25 trees in places chosen by the seigneur. The shoots will be furnished by the Baron.

5. Colletin will do all the farming that is necessary and will leave the property at the end of his lease the same as it is now.

6. He will be permitted to work the land which he will fertilize and that land only.

7. At the end of his lease he will furnish the same capital in seeds and hay as he received at the beginning.

8. He must keep the ditches, especially the ones in the meadow, in good repair during his lease and he will leave them at the end of his lease in the same state as he finds them. He may take the water for irrigation of the meadows on the days appointed [Wednesday sundown to Monday sunrise] and in the customary manner sans abus.

9. The straw of the last year of his lease will be stored in the granary.

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10. He must leave all the property as he finds it and must also see to the upkeep of the roofs of all the buildings included in this lease and make other minor repairs. As for major repairs (réparations foncières), they will be at the expense of the seigneur, but Colletin will be responsible for carting the necessary materials.

11. In the name of the seigneur there will be reserved three turkeys which will be sent to the seigneur each Christmas, three chickens and 20 dozen eggs sent each August, and a suckling pig in the proper season. The alcohol coming from the last grape pressing done in the [wine] cellar of the chateau will belong to the said lessee (preneur) for which he will furnish every year of his lease six corvées for gathering the sheaves, and finally the said Sieur Colletin promises and obliges himself to hold and to manage all the land and buildings dependent upon the properties of this lease as a good husbandman (un père de famille).

Source: A.Not., Borrelly, January 12, 1789.