

BOARD MEETING
August 21, 1883
Court House

Board of Mayor and Aldermen met at Court House pursuant to adjournment.

Present Mayor Thomas, Z. G. Watkins, Ed Smith, J. C. Pinner, W. R. Hayes and Marshal Thurmond.

Following report on motion was received and adopted:

To the Honorable Mayor and Board of Aldermen of the Town of Dyersburg: We your committee appointed at your last meeting to report what terms we would let Mr. Jno Buses have a certain lot of ground belonging to the Corporation of Dyersburg beg leave to make the following report: We find by measurement the lot 120 by 153 feet.

We have not interviewed Mr. Buses but could suggest the following terms report which we would recommend the leasing of said lot, lease to be for the term of ninety nine years, all improvements put in same subject to taxation. Also, said Buses is to put manufacturing improvements to the value of five thousand dollars (\$5,000.00) to be taxed as other property in the Corporation. The lease of said lot is free to Jno Buses during the term above stated provided it is used for manufacturing purposes all of which is respectfully submitted August 21, 1883.

J. C. Pinner

Ed Smith, Committee

On motion a committee was appointed to wit: Z. G. Watkins and W. R. Hayes to see that the contract for leasing lot to said Jno. Buses was properly drawn and acknowledged and submit the following contract between Corporation and Jno. Buses.

Lease

This contract made and entered into by and between the Board of Mayor and Aldermen of the Town of Dyersburg, Tennessee represented by B. L. Thomas, Mayor and W. R. Hayes Recorder party of the first part and Jno Buses party of the second part, witnesseth:

The said party of the first part for and in consideration of the sum of one dollar paid by the said party of the second part and the other considerations herein after mentioned have this day leased to the said party of the second part for the term of ninety nine years from the date hereof that certain piece or parcel of land in the Town of Dyersburg bounded and described as follows:

Beginning at a stake on the north side of Depot Street, it being the south east corner of a certain piece or parcel of land conveyed by the commissioners of the Town of Dyersburg to Martha Ridens, wife of J. M. Ridens, running thence east one hundred and thirty seven feet to the east boundary line of the old Town of Dyersburg being the western line of Roberts Gin lot, thence north with the east boundary line of said old town 120 feet to a stake, thence west about 137 feet to the north east corner of said Riden's lot, thence south with its east line to the beginning.

The said party of the first part agrees and find themselves to warrant the title to said property to the said party of the second part so long as the said party of second part abides by and performs the ? on his part by the contract to be complied with. The said party of the second part agrees and contracts to erect or have erected on said lot of ground and have in operation within one year from the date hereof a steam flouring mill to cost not less than five thousand dollars, and to ? the same by himself, his lesser or builder in action operation for the term of ninety nine years. The said party of the first part also agree that the said party of the second part or his sub-lessers or builders, may erect and operate off said lot any other manufacturing establishments he or his sail lesser or builders may desire, but said lot is to be devoted to no other purposes during this lease but that of manufacturing of some kind or character, and it is further agreed that said party of the same part fails to erect or have erected said flouring mill within one year or if at any time hereafter said mill or other manufacturing establishment is erected on said ground should be destroyed or perish by lapse of time or cease to be operated for the whole and full term of five years (unless caused by war or some other unavoidably circumstances) then and either of said events this lease shall expire and the title and right of possession to said lot of ground shall revert to the said party of the first part.

In testimony whereof the said B.L. Thomas as Mayor and the said W. R. Hayes as Recorder, on the part of said Corporation and the said John Buses on his part have hereunto set their hands this 22 day of August 1883.

B. L. Thomas, Mayor

W.R. Hayes, Recorder

John Busses

State of Tennessee

Dyer County

Personally appeared before me Zach Watkins County Court Clerk of said county, B. L. Thomas Mayor and W. R. Hayes Recorder and John Busses whose names are signed to foregoing instrument with all of whom I am personally acquainted and who acknowledges the execution of the same for the purposes therein contained.

Witness my hand at office this 22nd day August 1883.

Zach Watkins, Clerk