

**WAY TO PREVENT QUARRELS WORKED OUT BY GOVERNMENT.**

Beginning about this time every year between 5,000,000 and 6,000,000 men in the United States are thinking about leasing or renting land. All that thinking results in between 2,500,000 and 3,000,000 contracts between landlord and tenant. For a year, or two or three years, or longer, those men must live and work under those contracts. The form of the contract, says the United States Department of Agriculture, affects not only the prosperity of the contracting parties but the comfort and happiness of themselves and their families. A poorly considered lease is likely to result in friction and frequent removals. A well-considered lease is a sort of insurance policy against quarrels and tends to increase the length of time that the landlord and tenant operate together, a condition, according to the department, that is greatly to be desired.

There are a great many things to be considered in every lease. The economists in charge of land economics in the office of Farm management, Department of Agriculture, have made out a list of points that every man who has ground to lease and every man who wants to lease ground may need consider. Although this list is rather long, it is, nevertheless, not to be taken as being so complete as to cover every feature that may deserve consideration on any specific farm. On the other hand not all of them will need to be considered by the parties to any one lease, but they serve as reminders, and those that are not pertinent in any particular case need not be considered. The list follows:

**GENERAL FEATURES.**

- Date of agreement.
- Names of the contracting parties.
- Name of the farm, its boundaries, and location in State, county, township and section.
- Date of beginning and ending.
- Provision for renewal.
- Date by which renewal is to be made or notice to quit given.
- Statement of field or cropping system or rotation to be followed.
- Map of the farm showing rotation and field system.
- Plan and purpose of farming and of leasing.
- Principles underlying the rental bargain.
- In whom the management of the farm is to rest.
- Matter of settling differences, by arbitration or otherwise.
- Enforcement of provisions.
- Yielding of possession in event of default, failure to observe agreements, or at termination of lease.
- Witnesses.
- Sealing and recording (in some States) if the contract is for longer than a certain period.

**WHAT EACH PARTY IS TO GET.**

- What the cash rent is to be.
- When cash rent is to be paid for, and when and where it is to be paid.
- Share each party is to get: Of cash crops, feed crops, straw, stalk pasture animal products, and animals raised, etc.
- Where rent share is to be delivered and in what condition.
- Who is to do the selling.
- Decisions as to the time to sell and amount to be sold.
- When settlement is to be made of moneys received and paid out.
- Compensation to be paid tenant for fertility added, improvements made, hauling materials, marketing landlord's crops, etc.

**RIGHTS AND PRIVILEGES.**

- Right of entry by landlord for purpose of viewing, of making repairs, etc.
- Right of landlord to supervise or direct operation of farm.
- Lien on crops and other property as security for payment of rent.
- Use of improvements, dwelling, etc., by tenant.
- Right of tenant to garden, fruit, firewood, pasture.
- Right of tenant to use of unoccupied crops and of animal products for household use on share rented farms.
- Right of tenant to use of work animals for private purposes.

**WHAT EACH PARTY IS TO FURNISH.**

- Land and improvements: Labor and materials for repairs and for new structures, for fencing and ditching, insurance and taxes on real estate.
- Human labor for farm work: Personal, family, hired, general, and special.
- Work animals: Ownership of original number, replacement, horse hire, shoeing, and veterinary for work stock.
- Productive animals: Ownership of original number and replacement.
- Expense on productive live stock for service, registry, veterinary, etc.
- Feed purchased when used for work animals and for productive animals.
- Feed raised when used for work animals and for productive animals.
- Pasture for use of work animals and productive animals.
- Machinery, implements, and harness: Original investment in and repair and replacement of.
- Machine bills and hire: Threshing, baling, ginning, silo filling, etc.
- Fuel and oil for farm work, spray material, twine, cans, bags, barrels, boxes.
- Grass, grain, and other seed, purchased and use of farm raised.
- Purchased fertilizer, lime, and manure.
- Road tax, telephone cost, taxes, and insurance on property other than real estate.
- Procedure by which decision is reached as to what to buy, when to buy, how much to buy, and who is to do the buying.
- Method of appraising property taken over for joint account.

**OBLIGATIONS OF TENANT.**

- Practice of good husbandry, treatment of seed, vaccination of hogs, mowing weeds.
- To spread manure (designation of land to be manured).
- To spread lime and phosphate furnished by landlord.
- Fall plowing.
- To keep improvements in ordinary condition and repair: Buildings, fences, windmills, pumps, drains, ditches, roads, trimming hedges, care of shrubbery and grounds, pruning and spraying of fruit trees.
- To assist in construction of new improvements and repair of old.
- To board at tax rates, labor which landlord employs on improvements.
- To haul materials for farm use, for improvements, and landlord's share of products.
- To work out road tax.
- To keep receipts for bills paid which are to be shared or later paid by landlord.
- To keep a record of yields, sales, purchases, inventories, etc.
- To consult landlord in respect to things of importance which concern him.

**OBLIGATIONS OF LANDLORD.**

- To furnish materials to enable tenant to make ordinary repairs to farm improvements.
- To make special repairs to buildings and to erect new improvements.
- To compensate tenant for special work required of him.
- To furnish tenant with loans of money or goods to carry on the farm.
- To compensate tenant for unexhausted applications of fertilizers and other improvements.
- To furnish specified qualifications of lime and phosphate.

**RESTRICTIONS AND RESERVATIONS.**

- Retention of landlord of certain lands and buildings.
- Kind of farming to be done; rotation, acreage of each crop to be grown.
- What land may not be plowed. Designation of pasture and meadow land and acreage of such.
- Time and manner of plowing.
- Time of using pasture; prevention of over-stocking.
- Crops which may not be grown.
- Live stock which may not be kept (breachy stock, hogs to be ringed, etc.)
- Limitation on the number of different classes of live stock to be kept.
- Utilization of crops on farm, removal or sale, or burning of crops, straw, manure and other organic matter.
- Possession of fields to revert to landlord after crops are harvested in last year of lease period.
- Understanding concerning outside work which may or may not be done by tenant.
- Assignment of lease and subletting.

**Information for Auto Owners.**

- To secure 1920 automobile license every owner must furnish the following information:
- Pleasure Motor Vehicles.—Type of body, name of vehicle, diameter of bore, number of cylinders, horse power, manufacturer's number, model, year built, engine number, name of engine.
- Commercial motor cars with chassis weight of 2000 pounds or more, information same as above except: Give weight of chassis as certified by manufacturer; specify the width of vehicle, also length. Specify the width of front tire, rear tire, tread, single or double. Specify width of each tire or double tread.

Was vehicle purchased as second hand after July 1st, 1919? Have you filed affidavit of purchase on Form 159 with State Highway Department? If such affidavit has been filed it must accompany application for license.

Vehicles purchased before July 1st, 1919, need not file affidavit N-159.

Information Needed About Lights.—Specify head lights, candle power, spot lights, candle power; other lights, candle power.

Name and description of deflecting or diffusing devices.

Head Lights—Name of manufacturer and description.

Spot Lights—Name of manufacturer and description.

Other Lights—Name of Manufacturer and description.

If you have been summoned before any officer of the law for violation of the Act regulating the use and operation of motor vehicles, give the following information: Date appeared; city; borough; township; county; State; offense; verdict; penalty.

**Song Recital at State College.**

The second recital will be on Thursday, December 4th, by Miss Sophie Breslau, contralto, who has already been declared by New York critics as "among the greatest contraltos of this generation." She has been featured at all the great musical festivals: Cincinnati, Evanston, Ohio; Springfield, Mass.; Richmond, Va.; Newark, N. J., and a dozen others. She has frequently appeared with the



MISS SOPHIE BRESLAU.

New York Symphony, Boston Symphony, Chicago Symphony and Philadelphia Symphony. At the Sunday night concerts in the Metropolitan opera house, her name on the bill is sufficient to draw a house. Sophie Breslau and Gabriella Benzononi are probably the only living contraltos who can sing the role of "Carmen." The part was written originally for contralto, but for several years it has never been done by any one except sopranos, Calve and Farrar being

two famous ones. A year ago Miss Breslau sang the role in Chicago with truly sensational success. Voices like hers, as many critics have pointed out, are only too rare; the range is phenomenal, but the real contralto quality remains throughout all registers. In addition to being noted as among the best in singing, Miss Breslau also possesses personality. Miss Breslau has also made many fine records which can be heard locally.

**High Heels Lessen Vitality.**

High heels prevail in spite of the promise of something wiser in build coming into popular favor. Yet, to quote a well-known doctor: "No woman pretends that she is comfortable when wearing high heels nor can she hope to be graceful when wearing them, for the body is thrown out of poise and the action of the feet is restricted. More serious than her awkwardness is the eventual injury to her health. For in the effort to preserve her equilibrium the shoulders are thrown forward, depressing the chest; breathing is interfered with, and that means poorer blood and a final decrease in vitality. This comes gradually, but it is inevitable when a woman persists in wearing very high heels. Her heels should conform to the arch if her instep."—Exchange.

**Runs News Stand Without Hands.**

There is a boy running a news stand in Union square, New York city, who has no hands. He opens and closes his stand, opens and folds his papers and passes them out to customers without delay or difficulty, and makes change like an expert.

Lou Young is his name. He lost both hands in an explosion when thirteen years old, but that handicap did not hinder him from going into business and making a success of it.

"The cripple who has spunk is as good as anyone else," he says.

**Furnace going full blast —only using one room!**

Coal costs too much to waste these days.

Then why feed the furnace, just to keep one room comfortable?

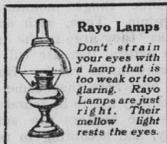
It's entirely unnecessary. A Perfection Oil Heater will give ample heat for any room and you can carry it with you from place to place.

**PERFECTION OIL HEATERS**

No musing with coal or wood, no waiting for the fire to "burn up"; a Perfection lights at the touch of a match and gives off full heat at once.

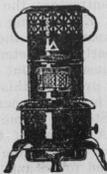
Smokeless, odorless and absolutely safe. You can't turn the wick too high.

This handy heater will save you at least a ton of coal this fall and help keep fuel bills down all winter long.



Rayo Lamps Don't strain your eyes with a lamp that is too weak or too glaring. Rayo Lamps are just right. Their mellow light rests the eyes.

See the various models at your dealer's today—you'll be surprised how inexpensive they are.



ATLANTIC Rayolight Oil costs no more than ordinary kerosene and one gallon will burn for ten hours in your Perfection Oil Heater. Best for Rayo Lamps, too.

THE ATLANTIC REFINING COMPANY Philadelphia Pittsburgh

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We will start a checking account for you with \$5.00 or more. Pay your bills with a check which will be your receipt.

**SAVINGS ACCOUNT**

Bring in a \$1.00 or more and open a Savings Account. Get a little Savings Bank for the children to save their pennies. We pay 3% yearly, compounded January 1st, and July 1st.

**CERTIFICATES OF DEPOSIT**

We issue Certificates of Deposit at six months or one year and pay 3% interest, per annum.

**TRUST DEPARTMENT**

In our Trust Department we will manage your private business. Make your will and name the Bellefonte Trust Company to be your Executor, Guardian, Trustee, etc. Consult us freely without expense.

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Shoes.

Shoes.

**Yeager's Shoe Store**

\$4.85 \$4.85 \$4.85

**Shoes at Before-the-War Prices**

Having purchased 235 pairs Men's High Top Tan Shoes, sizes 6, 7, 8 and 9, at a price less than the price of shoes five years ago.

These shoes are worth more than \$7.00 at the wholesale price today. When I get an opportunity to purchase a bargain like this I always give the public the benefit by selling to them at proportionately low prices.

**These Shoes are Real Bargains**

You cannot purchase a low top shoddy pair at the price that I am selling these good quality high top shoes.

**Yeager's Shoe Store**

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Bush Arcade Building 58-27 BELLEFONTE, PA.

Come to the "Watchman" office for High Class Job work.



We are showing a large assortment of Sweet Grass Baskets, all kinds of shapes, for gloves, handkerchiefs and fancy work baskets, house wives, satin pin cushions, Japanese ornaments.

**RIBBONS**

Fancy Ribbons, all widths and all colors for bags, slippers, etc.

**BOUDOIR CAPS**

Just opened a large line of fine Boudoir Caps, all colors and different shapes.

**Dove Undermuslins and Satin Lingerie**

We are showing a big line of Satin Underwear, Camisoles—hand embroidered, Envelope Chemise; also fine Nainsook Night Gowns, with Envelope Chemise, both hand embroidered in colors.

**SILK WAISTS**

All colors in Georgette Waists. Handsomely embroidered and beaded Crepe de Chene Waists in high and low neck, in flesh, white and black. Also navy blue Satin Waists.

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