

Contract dated

May 16, 1926

between

Elk Horn Land Corp

J. J. West

Director of
5 Krumm Ranches

accepted by the owner. The owner shall place insur-
ance THIS CONTRACT made and entered into on the 16th
day of November 1926 by and between the Elk Horn Coal
Corporation, Incorporated, a Corporation existing by virtue of
the laws of the State of West Virginia, hereinafter called the
Party of the First Part and J. J. West, Incorporated, Party of the
Second Part.

GENERAL CONDITIONS

(A) Party of the Second Part shall give sufficient
supervision to the work and shall have in his employ a competent
foreman who shall oversee and direct the construction of the
said buildings in a practical and substantial manner in line
with the materials mentioned.

The Party of the Second Part shall not employ on the
work any unfit person or anyone not skilled in the work assigned
to him. Party of the Second Part agrees not to employ any
person or persons who have been employed by Party of the First
Part without first obtaining Party of the First Parts consent.
The Party of the Second Part, at his own proper cost and charges,
is to provide all manner of materials and labor implements of
every description for due performance of the several conditions.

(B) Party of the First Part or its representative shall
have at all times access to the work wherever it is in preparation
or in progress.

(C) INSURANCE:- Party of the Second Part shall maintain
such insurance as will protect him against claims under the Workmen's
Compensation Acts and for any other claims for damages for personal
injury, including death, that may arise from operation under this contract.
Certificates of such insurance shall be filed with the owner if he so desires.

Party of the Second Part shall keep the buildings and material on
the premises insured against fire during construction in such companies as
he shall select for the benefit of himself and the owner, as their interest
may appear, and such insurance on the buildings shall be cancelled when

Party of the Second Part and Party of the First Part for the consideration herein named agree as follows:

accepted by the owner. The owner shall place insurance when accepting buildings payable to himself and the Party of the Second Part as their interest may appear.

(D) CHANGES IN WORK:- The Party of the First Part without invalidating the contract may make changes by altering the building or buildings covered by this contract, the contract sum being adjusted accordingly and in accordance with the conditions of this contract. All work shall be under the conditions of the original contract except that any claims for the extension of the time caused thereby shall be adjusted at the time of ordering such changes. The value of such changes shall be determined by cost and percentage.

(E) The party of the Second Part agree to complete the houses enumerated in the contract within Sixty (60) days after the arrival of the material, subject to unavoidable delays, such as embargoes, car supply, floods, strikes, fires and other reasons beyond their control.

(F) OWNERS RIGHT TO WORK:- Party of the First Part shall have the right at all times to inspect the work being done and if at any time the workmanship or material is not up to specifications he shall have the right to so notify the party of the Second Part in writing and if same discrepancies are not corrected within ten days of such written notice he shall have the right to make such changes and charge the expense to the Party of the Second Part. The Party of the First Part shall have the right to require the Party of the Second Part to discharge any person employed by Party of the Second Part on this work who shall appear incompetent or shall act in a disorderly manner.

(G) The parties hereto agree that this contract shall be executed in duplicate, one copy of which shall be kept by Party of the First Part and the other copy to be kept by Party of the Second Part.

Party of the Second Part and Party of the First Part for the consideration herein named agree as follows: hereto set their hands

and (1) The Party of the Second Part agrees to provide all the material and perform all the work shown on the drawings and described in the specifications for the construction of five (5) five room houses at Wayland, Kentucky, with septic tank for one house only, as per plans and specifications prepared by Party of the First Part.

(2) Party of the first part agrees to pay to the Party of the second Part in current funds for the performance of the work, the sum of Sixteen Hundred Fifty Dollars (\$1650.00) per house for five room houses, and the sum of One Hundred Twenty Five Dollars (\$125.00) for septic tank, or a total of \$8375.00.

Concrete piers furnished and placed by Party of the Second Part are to be paid for at the rate of fifty cents per lineal foot. Front porch steps to be paid for, - one dollar fifty cents (\$1.50) per tread, rear porch one dollar twenty five cents (\$1.25) per tread.

(3) An estimate is to be taken on the first day of each month of all material delivered to the ground and work performed and completed. Ninety per cent (90%) of said estimate, less previous payment, to be paid by Party of the First Part to Party of the Second Part on or before the tenth (10) of the same month, the remaining ten per cent and balance to be paid ten days after the completion of this contract.

(4) Party of the Second Part agrees to furnish Party of the First Part with receipted invoices of material delivered to the ground at the request of Party of the First Part.

(5) The Parties of the First and Second Parts agree that the General Conditions of the Contract, the specifications and drawings enumerated in Article one together with this agreement form the contract and they are as fully a part of the contract as if hereto attached or herein repeated.

copy of the second part and part of the first part for the

SPECIFICATIONS
SPECIFICATIONS OF LABOR AND MATERIAL TO BE USED IN THE OPERATION

AND COMPLETION OF FIVE - FIVE ROOM HOUSE (S) FOR THE ELK HORN COAL CORPORATION TO BE ERECTED AT WYLAND, KENTUCKY.
IN WITNESS WHEREOF:- They have hereinto set their hands and seals the day and year written above.

The contractor shall furnish all labor, all material and appliances needed for the completion

J. J. WEST, Incorporated

BY J. J. West
President

ELK HORN COAL CORPORATION, INC.

BY [Signature]
Purchasing Agent.

as per the following specifications mentioned. The Contractor shall give efficient supervision for all work and shall have in his employ a competent foreman to oversee and direct the construction of said building in a substantial manner in line with the material mentioned.

APPROVED BY

George Row
Chief Engineer

[Signature]
General Manager

EXCAVATIONS AND FOUNDATIONS

Excavate for footers where shown and of size indicated on the plans to a depth of twelve inches, the soil being used for grading purposes on the premises, grading to be done on completion of piers.

All footers and piers to be of concrete, the size shown on the plans and to be twelve inches thick. Piers 10" x 10" are to be placed on footers and carried to the girder line. Steps to be 2" x 10" on 3 - 2" x 10" carriages.

All concrete to be composed of a mixture of 1 - 2 1/2 - 5, washed sand and gravel to be used. Sand and gravel to meet approval of owner's engineer.

LUMBER AND MILL WORK

All framing lumber to be No. 2 Common and better Southern Pine or Hemlock, air dried and sized to standard dimensions. All to be of the sizes and spacing noted on the plans, excepting floor joists, studding and ceiling joists are to be on 16" centers. Floor joists are to be bridged in the center. Roof purlins are to be six inch No. 2 common boards spaced six inches apart for Armco roofing. Sub-flooring to be No. 2 common boards matched. Finish flooring to be No. 1 common, 2 1/2" face pine. Siding to be No. 3 clear fir pattern #105 or #106. All exterior trim to be of No. 1 common pine. Interior trim to be No. 1 common pine. The porches will not be ceiled and the house will not be six-sided. All exterior and interior casings, base, etc., to be plain square edge. The base to have 1/4th round shoe.

SPECIFICATIONS

LATHING AND PLASTERING

SPECIFICATIONS OF LABOR AND MATERIAL TO BE USED IN THE OPERATION AND COMPLETION OF FIVE - FIVE ROOM HOUSES (5) FOR THE ELK HORN COAL CORPORATION TO BE ERECTED AT WAYLAND, KENTUCKY, KY.

All interior walls, partitions and ceiling to be lathed with standard 3 foot yellow pine, poplar or hemlock lath spaced 3/16th inch apart. Joints to be broken every eighth lath. No lath shall be run behind studs from one room to another or shall be put on vertically. All corners are to be made solid by carpenters before lath are applied.

The contractor shall furnish all labor, all material and appliances needed for the completion of the house in every detail mentioned. The Contractor shall give efficient supervision to all work and shall have in his employ a competent foreman to oversee and direct the construction of said building in a practical and substantial manner, in line with the material mentioned.

covered with one doubled up coat of wood fiber plaster, using seventeen (17) pounds to the yard, trowled smooth to come out even with the window and door jambs, to give uniform bearing to the window and door casings. All to be in accordance with the manufacturers directions.

EXCAVATIONS AND FOUNDATIONS

Excavate for footers where shown and of size indicated on the plans. Excavation to be to a depth of twelve inches, the soil being used for grading purposes on the premises, grading to be done on completion of piers.

ROOFING

Entire roof of building, porch and outhouse to be covered with No. 26 gauge corrugated Armco iron roofing. This roofing is to be applied with 1/2" corrugation lap and to be in accordance with the manufacturers directions. The ridge of the roof is to be covered with an improved ridge roll recommended by the roof manufacturers. All the

All footers and piers to be of concrete, the size shown on the plans and to be twelve inches thick. Piers 10" x 10" are to be placed on footers and carried to the girder line. Steps to be 2" x 10" on 3 - 2" x 10" carriage.

All concrete to be composed of a mixture of 1 - 2 1/2 - 5, washed sand and gravel to be used. Sand and gravel to meet approval of owner's engineer.

PAINTING

All exposed exterior woodwork, trim, sash and door are to receive two coats of paint as manufactured by Strassel-Gans Paint Company, Louisville, Kentucky, in colors to be selected by the owner.

LUMBER AND MILL WORK

All framing lumber to be No. 2 Common and better Southern Pine or Hemlock, air dried and sized to standard dimensions. All to be of the sizes and spacing noted on the plans, excepting floor joists, studding and ceiling hoists are to be on 16" centers. Floor joists are to be bridged in the center. Roof purlins are to be six inch No. 2 common boards spaced six inches apart for Armco roofing. Sub-flooring to be No. 2 common boards

matched. Finish flooring to be No. 1 common, 2 1/4" face pine. Siding to be No. 3 clear fir pattern #105 or #106. All exterior trim to be of No. 1 common pine. Interior trim to be No. 1 common pine. The porches will not be ceiled and the house will not be storm-sided. All exterior and interior casings, base, etc., to be plain square edge. The base to have 1/4th round shoe.

General: The following specifications, unless otherwise stipulated, are intended to cover the entire painting both interior and exterior. Materials: All materials specified by name or brand or manufacturer shall be delivered at the buildings in the original can, packages or containers, and shall remain unopened until inspected by Engineer. No paint or varnishes shall be reduced or adulterated in any way except as hereinafter stipulated.

shoe.

ELECTRICAL

LATHING AND PLASTERING

All interior walls, partitions and ceiling to be lathed with standard 3 foot yellow pine, poplar or hemlock lath spaced 3/16th inch apart. Joints to be broken every eighth lath. No lath shall be run behind studs from one room to another or shall be put on vertically. All corners are to be made solid by carpenters before lath are applied.

All interior walls, partitions and ceilings are to be covered with one doubled up coat of wood fiber plaster, using seventeen (17) pounds to the yard, trowled smooth to come out even with the window and door jambs, to give uniform bearing to the window and door casings. All to be in accordance with the manufacturers directions. Paint, manufactured by the Strassel-Gans Paint Company of Louisville, Kentucky.

ROOFING

Entire roof of building, porch and outhouse to be covered with No. 26 gauge corrugated Armco iron roofing. This roofing is to be applied with 1 1/2" corrugation lap and to be in accordance with the manufacturers directions. The ridge of the roof is to be covered with an improved ridge roll recommended by the roof manufacturers. All the putty all nail holes, joints, etc. allow at least two to three days for drying between coats.

PAINTING

All exposed exterior woodwork, trim, sash and door are to receive two coats of paint as manufactured by Strassel-Gans Paint Company, Louisville, Kentucky, in colors to be selected by the owner.

All interior woodwork to have one coat of stain and one coat of varnish.

General: The following specifications, unless otherwise stipulated, are intended to cover the entire painting both interior and exterior.

Materials: All materials specified by name or brand or manufacturer shall be delivered at the buildings in the original can, packages or containers, and shall remain unopened until inspected by Engineer. No paint or varnished shall be reduced or adulterated in any way except as hereinafter stipulated.

Right of Rejection: No exterior or interior work shall be done under conditions which would jeopardize the appearance or quality of the painting, and the Engineer shall have the right of rejection on all work and the replacement of any and all material **not** up to specifications at the expense of contractor.

Protection of Work: The contractor shall take the necessary steps to protect his work and the work of the other contractors during the time his work is under way, and shall be responsible for any and all damages to the work or property of other contractors caused by his employees or self. Wiring must pass inspection of First Party's Electrician.

Interior and Exterior Paintings: All paint to be used in painting both the exterior and interior shall be VERIBEST BRAND Prepared House Paint, manufactured by the Strassel-Gans Paint Company of Louisville, Kentucky. They are to be fastened are to be covered with strips of rubber-

First Coat: To one gallon VERIBEST Paint add one quart of Turpentine and one quart of Linseed Oil.

Second Coat:- Finishing Coat:- Use VERIBEST Paint as it comes from the original package, brushing same out well. Before first coat is applied, Shellac all knots and sappy places. After first coat of paint, putty all nail holes, joints, etc., allow at least two to three days for drying between coats. furnished by the contractor and house plumbed for gas

Application of paints to be the same for interior and exterior.

are to be taken from DOORS AND WINDOWS outside of the building and waste

All doors to be five cross panel, fir 1-3/8" thick, the size designated on plans. All windows to be 9 x 12-12 lts., 1-3/8" ck. rail. All doors to be hung on one pair 3 1/2" half surface steel butts. The outside doors to be fitted with mortise lock sets and the inside doors are to be fitted with rim lock sets. The ventilating louvres are to have a 1/4" mesh hardware cloth on the back. Half windows are to be hinged at bottom and to be equipped with chain stops. tempered with line and to have struck joints to give neat appearance to the brick work and all to be well plastered on the inside with mortar and carried above the gable line.

of the building and the engineer shall make the plans of the building
done under conditions which would jeopardize the substance of the building
number of selections: no exterior or interior work shall be

ELECTRIC WIRING

The entire building is to be wired for lights as shown by the plans, also one light on the kitchen porch. All outlets to be provided with rosetts, drop cords and key sockets. Location of service switch to be a convenient place for service wired. The service switch is to be what is known as fool proof and to be incased in a metal case. The wiring is to be installed by what is known as the knob and tube system in the best manner known to the trade. The lighting system to be tested out and left in perfect order. Wiring must pass inspection of First Party's Electrician.

PORCH FLOORS

The porch floors are not to be tongue and grooved but are to be of good oak strips 4" to 6" wide, surfaced. The stringers on which they are to be fastened are to be covered with strips of rubber-roid roofing. The oak floor strips are to have 1/8th" space between them.

PLUMBING

Bath room fixtures, consisting of 5'6" bath tub, lavatory and commode complete, kitchen sink, hot water tank and gas hot water heater are to be furnished and installed complete in a first class workmanlike manner by the contractor. All pipe and fittings necessary to plumb house for gas are to be furnished by the contractor and house plumbed for gas heat in a first class workmanlike manner. All water and gas service lines are to be taken from a point two feet outside of the building and waste lines are to be taken the same distance from the building.

A concrete septic tank is to be built and connected to one of the five room houses to be selected by the owner.

FLUES

Flues to be built as shown by the plans, of hard brick laid up in lime mortar. All parts extending above the roof to be laid in cement mortar tempered with lime and to have struck joints to give neat appearance to the brick work and all to be well plastered on the inside with mortar and carried above the gable line.

the flue is to be erected on a seven inch cast iron flue base, which is to be anchored to the ceiling joist as specified by owner.

FINALLY

The above specifications contemplate a complete house.

All work to be performed in a durable and workmanlike manner and

the houses are to be left broom clean in good shape upon completion.

These specifications do not include storm siding or underpinning which

if desired will be treated on cost plus percentage basis.

the line is to be elected on a ballot such card from line base, which