

BGU 4.1118

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Lease contract for a garden (*synchoresis*)
March 14, 22 BC

(a) *Addressee*

^{|1} To the (*official*) in charge of the tribunal,

(b1) *Party 1*

^{|2} from Aisopos, the slave of Eros, the slave of Caesar (*Augustus*),

(b2) *Party 2*

and from Tryphon, the son of ..., and from his wife ^{|3} Arsinoe, the daughter of Eudaimon, with as guardian her (*husband*) Tryphon.

(c1) *Agreement of the lessor about the lease of a garden*

Concerning the points at issue, Aisopos agrees to have ^{|4} leased to Tryphon and Arsinoe the strip of land measuring ... arouras that Eros owns on the ^{|5} shore near Kanobos ... a garden ... for one year ^{|6} from Thoth to Mesore at a fixed rent for the ... arouras of 120 (?) ^{|7} silver drachmas, and if they pay these (*drachmas*) free from any deduction and expenses in ^{|8} three equal installments every four months at the ... ^{|9} to Aisopos or to Eros' agents, and if he chooses ... ^{|10} from the rents of the 6th and 7th year of Caesar (*Augustus*) ... silver drachmas ... ^{|11} the very best of the (*produce*) that is in the garden and when each kind is in season, when they are asked for it, ^{|12} 800 cabbage heads, ... heads of asparagus, ..., ^{|13} 150 (*heads of*) garden lettuce, 150 poppies, ..., 3 ..., ^{|14} 140 ..., 80 bunches of grapes, ..., 80 ..., ^{|15} 8 pints of snails, ... cucumbers, ^{|16} 40 plantains, 30 bunches of sweet leeks, ..., ^{|17} 140 beet roots, ..., and he agrees that they have a hold on the lease and ^{|18} if they pay (*the rent*) regularly can carry off each product from the lease as income for themselves when ^{|19} it is harvested, and the entire product of the lease ... to the ... ^{|20} tax office for the green ..., and they will pay the taxes (*due*) from them ... in accordance with the ^{|21} decrees and statutes and what is customary from time immemorial ... or they themselves are liable to ^{|22} the charges and fines concerning them,

(c2) *Agreement of the lessees about the receipt of a loan*

and Tryphon and Arsinoe have received from Aisopos as an ^{|23} interest-free loan through the money-changing bank of Kastor: 2,451 silver drachmas, and another loan through the money-changing ^{|24} bank of Dionysios: 2,500 silver drachmas, which they happen ^{|25} to have received already ... from Eros, the slave of Caesar (*Augustus*), through the same money-changing banks ...

(d) *Obligations of the lessees*

and they agree from now on ^{|26} to complete all necessary work in the garden they have leased in its season and time satisfactorily, ^{|27} and they agree not to neglect to do any work that is beneficial ... the ^{|28} sowing and planting of greens in their season, and they agree that they will provide seed and shoots and dig in the garden to make it flourish ^{|29} in an appropriate manner in the seasons that need it, and they agree to take proper care of the trees ^{|30} so that they bear fruit and flourish and not to cut down any tree and to plant substitutes in place of the ones that fail ^{|31} out of their own pocket, the same kinds of the same age and in no way of lesser quality, and they agree to carry out the appropriate ^{|32} watering, while it is not permitted to them to abandon of the lease within the time, and when the time has passed, ^{|33} they agree themselves to return the garden seeded and planted and bearing fruit ... ^{|34} damaged and the value of the produce in it ... ^{|35} and to estimate the value of the other customary things except ... ^{|36} and if they give back more, Aisopos will pay them an additional ... ^{|37} the rest immediately, and if it is of less value ... ^{|38} they themselves will pay the difference to Aisopos ... ^{|39} and the lessees ... from the garden ... ^{|40} or be convinced about the value of these things by Aisopos ...,

(f) *Penalty clause*

^{|41} and if the lessees transgress (*any of these provisions*), they agree that they are immediately liable to seizure and can be held under arrest until ^{|42} they make all payments and pay back to Aisopos the aforementioned loan: 2,451 silver ^{|43} drachmas, and the loan they received earlier: 2,500 silver drachmas, and whatever rents they ^{|44} will owe for the current 8th year, and likewise the price of the aforementioned choice produce they do not pay ^{|45} in accordance with the official (*price*) list and the damages and expenses and a fine of ... silver drachmas, and ^{|46} they agree that it is permitted to Aisopos to evict them from the lease, if they break the contract, and lease (*the garden*) to others and ^{|47} and likewise to exact payment for the reduced rent that will follow from re-letting, ^{|48} while the right of execution (*of the claim*) belongs (*to Aisopos*) from the two, who are each other's guarantors for payment, and from one (*of them*) and from whomever he chooses ^{|49} and from all their belongings just as if by virtue of a legal decision, and they agree not to adduce safe-conducts or else they are ineffective,

(g) *Obligations on the lessor's part*

^{|50} and if they (*everything*) accordingly, Aisopos agrees to guarantee the lease for them for the time and not ^{|51} to deprive them of it within it, and provide them ... or let him ^{|52} be subject to the same fine.

(h) *Joint request for registration*

We request (*registration*).

(i) *Date*

^{|53} Year 8 of Caesar (*Augustus*), Phamenoth 18.