

LEASE.

This Indenture, Made this day of 18

between of the first part
and of the second part,
witnesseth, that the part of the first part hereby lease to the part of the second part,
the following premises, to-wit:

for the space of *Two* years and
covenant to keep the tenant in quiet possession of the premises during said term.

It is hereby expressly agreed to, and understood by the said parties, that the said property is to be used as herewith described and in no other way, viz:

IN CONSIDERATION WHEREOF, the said part of the second part bind
to pay for the same *One hundred & thirty three & one third*
dollars, at the end of each and every *month* being at the rate of
Sixteen hundred dollars per annum,
to take good care of the premises, and return the same at the expiration of said time,
in as good order as received, ordinary wear and tear and natural decay excepted,
unless the improvements should be destroyed by lightning, or other natural cause, or
fire not caused by default; and not to erect, or permit to be erected, on the
premises, any nuisance, or commit any waste. If destruction as aforesaid, total or
partial, ensues, so as to make the premises untenable for the purpose designed, the
lessee may surrender and cancel this lease. The following additional stipulations are
hereby declared to be part of this lease:

1. The premises shall not be underlet, or the term, in whole or in part, assigned, transferred, or set over, by the act of the lessee, by process or operation of law, or in any other manner whatsoever, without the written consent of the lessor; and for a violation of this stipulation, in addition to the forfeiture provided in the ninth stipulation, the rent shall be doubled while the default continues.
2. The lessee shall not at any time, use the premises, or permit them to be used, in such a manner as to increase the rate of insurance thereon.
3. In case of a violation of clause two on the part of the lessee, he agrees to pay to the lessor, as damages, the increased insurance; and in case the premises are so used that the lessor cannot effect insurance thereon, the lessee agrees to become the insurer thereof.
4. The lessee covenants to comply with the city laws and ordinances in regard to nuisances, in so far as the premises are concerned, and that he will not by any act of his or subtenants (if any) render the said lessor liable therefor; that no kitchen or wash-slops, rubbish, waste, or refuse matter shall be thrown into the privy pit, and if it is, besides other reparation, the lessee shall have the pit emptied and cleansed. And that he will make good or pay at the end of the lease, or on the vacation of said property, for all glass broken in the windows, doors, &c., also put in proper repair all locks or keys to the same, if lost, or pay for the same at fair valuation,
5. No demand of rent need at any time be made on the premises or elsewhere, but it shall be the duty of the lessee to pay the same as moneys generally when due, without demand.
6. If the lease should at any time become void or forfeited, no demand shall be necessary to a recovery of the possession of the premises, and the lessor shall be entitled to receive or sue out a distress warrant for rent, whether the same became due before or after forfeiture incurred. And such receipt of rent or suing out a distress warrant, shall not be considered a confirmation or renewal of this lease.
7. Should the lessee continue to occupy the premises after the expiration of said term, or after a forfeiture incurred, whether with or against the consent of the lessor, such tenancy shall be according to the terms of this lease, and in no event from year to year.
8. Should the lessor at any time rightfully seek to recover possession of the premises, and be obstructed or resisted therein, and any litigation thereon ensue, the lessee shall be bound to pay to the lessor a reasonable attorney's fee; and double rent shall be payable while the lessor is so kept out of possession.
9. This lease, at the option of the lessor, shall be void and forfeited in case of any violation of any stipulation herein contained. This stipulation is not to be considered or construed as a penalty, but shall be punctually enforced.

In Testimony Whereof, We have affixed our signatures the day and year above written.

WITNESS: