

The landlord is to be responsible for the proper repairs of the roof but is not to be responsible for any interior repairs.

The rental to be paid by the lessee to the lessor is Two Hundred Twenty Five Dollars (\$225.00) per month, payable at the end of each and every month for the full five year period.

It is agreed and made a part of this contract that the tenant shall not abuse the property and shall replace or pay for any damage done thereto.

It is further understood and agreed that the tenant shall not make any alterations to the interior of the store room or store building without the written consent of the landlord, and it is also agreed that the tenant shall have the right to remove any fixtures which he might now have in the said store room or store building or any which he may hereafter put into it, at the expiration of his lease provided he make such removal in a manner which will not injure or damage the property. The tenant is not to subrent or sublet the rented property, or any part thereof, without the written permission of the landlord.

During the life of this contract the landlord shall have the right to terminate it at his will, should the tenant be adjudged bankrupt or put into receivership. In case of destruction of the building by fire, storm or otherwise either party shall have the right to terminate the contract at his option.

Upon the expiration of this rental contract the tenant shall vacate the premises without notice from the landlord.

IN MUTUAL AGREEMENT and in witness whereof the parties hereto set their hands and seals in duplicate this the 27 day of October, 1948.

WITNESSES

R. G. Bruce  
Roy M. Sullivan

G. C. Richardson

Landlord

W. H. Ayer

Tenant

See following page for probate