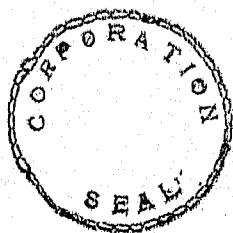


- during the time of occupation by the United States of the said premises under this lease, rent at the annual rate of Three hundred and sixty dollars (\$360.00), in quarter yearly payments, to wit: On the first day of January, April, July and October in each and every year during such occupancy, to be made at the abovementioned post office out of the revenues of said office, subject to the necessary appropriation from year to year as aforesaid, or otherwise as may be provided by law. The said party of the first part hereby covenants and agrees for themselves, their heirs, executors, administrators and assigns, to pay all taxes and assessments of every nature, including water rates, that may be levied or assessed upon said premises during the term aforesaid under this lease, and at their own cost and charge to have this lease duly recorded in the proper Office for Registry of Deeds of the County wherein the premises are situated, within the time required by any law to render it effective as notice; that the said party of the first part, their heirs, executors, administrators, and assigns, will properly protect said office by iron bars, locks and other adequate means, from entry by force from the outside thereof, and will at all times keep said premises, including the boxes, fixtures (including heating and lighting fixtures), furniture, safe etc., in good repair and condition, to the satisfaction of the party of the second part, and furnish and supply, at their own expense, without increase of rental, additional boxes, fixtures, (including heating and lighting fixtures), and furniture, as the increasing wants of the community may reasonably call for the same, in the opinion of the Postmaster General, and, keep such additional boxes, fixtures (including heating and lighting fixtures), and furniture, in like good repair; and in default thereof the said premises shall be deemed unfit for use as a post office, and no rent shall be due or payable hereunder until the same shall be put in a satisfactory condition for such use, or this lease may be canceled at the option of the Postmaster General; and that the said party of the second part shall at all times during the term of this lease peaceably and quietly possess and enjoy said premises.

And it is mutually understood and agreed that wherever said building or any part thereof shall be destroyed by fire or other casualty, or shall, in the judgement of the Postmaster General, become unfit for use as a Post Office, this lease may be terminated at the option of the Postmaster General by one day's notice in writing to the party of the first part, their heirs, executors, administrators, or assigns, declaring such termination, and no rent shall be payable or claimable after such destruction or termination, or during the period of such unfitness for use, nor until the same be put in a satisfactory condition, by the said party of the first part, for occupation as a post office; and it is further agreed that this lease shall cease and terminate whenever the post office for the use of which this lease is made can be moved into a Government Building; and that this lease may be terminated whenever, in the discretion of the Postmaster General the interests of the Postal Service require it, upon giving, at any time, three months' notice thereof to the party of the first part. And the said party of the second part further covenants and agrees, at the expiration of said term of five years, peaceably and quietly to yield up and surrender the possession of said premises to the said party of the first part, their heirs, executors, administrators or assigns.

It is further stipulated and agreed that no member of or delegate to Congress shall be admitted to any share or part of this contract or agreement, or to any benefit to arise thereupon.

IN WITNESS WHEREOF the hand and seal of the party of the first part, on the date first



hereinbefore written, and the seal of the Post Office Department and the signature of the Postmaster General are hereunto affixed, this the sixth day of June 1911.

(over)