

COPIED

And the said party of the second part, in consideration of the leasing of the said premises as above set forth, covenants and agrees with the parties of the first part to pay parties of the first part as rent for the same, the sum of seventeen hundred and fifty (1750.00) dollars per month from November 1st, 1923, to November 1st, 1924, and the sum of eighteen hundred (\$1800.00) dollars per month from November 1st, 1924, to November 1st, 1925; said rental to be paid invariably on the first day of each and every month in advance.

Said second party hereby agrees and guarantees to keep said premises for the full rental period as above set out, and to pay the monthly rental as provided.

It is agreed that in case of the nonpayment of said rent at the said time and place, or in case the leased premises shall be deserted, this lease, at the option of the first parties shall become void; or, if the said first parties so elect, said first parties shall have the right to enter the said leased premises as the agent of the said second party, and to re-let the said premises as the agent of the said second party, and to receive the rent therefor and the said second party shall pay the said first parties any deficiency that may arise by reason of such re-letting.

It is understood and agreed that it is the intention of second party to use the corner room of said building for banking purposes, and the other portions of said building so leased for banking purposes if it so desires, but that in the event the second party does not desire to use said premises, or any part thereof for banking purposes, second party shall have the right to sub-let the same, or any part thereof for legitimate purposes, subject to the terms, conditions and restrictions herein contained.

In the event second party is adjudicated a bankrupt and the rent shall not be paid thereafter as herein provided, then this lease shall become null and void, at the option of first parties.

It is agreed that said second party shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit, and shall only have the right to make alterations, additions or improvements in said premises without the written consent of first parties, that do not affect the stability of the building, that do not change the exterior walls of the building, and that do not involve the construction of new outside walls, and any improvements, alterations, or additions made by second party, except fixtures, shall remain upon and be surrendered with the premises as a part thereof at the termination of this lease without disturbance, molestation or injury.

It is agreed that if, during the term of this lease, the building or premises be destroyed by fire or the elements, or partially destroyed, so as to render the premises demised wholly unfit for occupancy, or if they shall be so badly injured that they cannot be repaired within six months from the happening of such injury, then this lease shall cease and become null and void from the date of such damage or destruction, and then said second party shall immediately surrender said premises and all interest therein to said first parties, and said second party shall pay rent within this term only to the time of such surrender, and in case of destruction or partial destruction, as above mentioned, the said first parties may re-enter and re-possess said premises discharge of said lease, and may remove all parties therefrom, and if said premises shall be repairable within six (6) months from the happening of said injury, then the rent shall not accrue after said injury or while the process of repairs is going on, and the said first parties shall repair the same with all reasonable speed, and the rent shall re-commence immediately after said repairs shall be completed. But if said premises shall be so slightly injured