

This Indenture, Made the 30th day of Aug A. D. 1933

between D. A. Dorsey

hereinafter called the lessor, which term shall include his heirs and assigns, where the context so requires or admits, of the one part, and A. Anthonyn and A. Bogianges

hereinafter called the lessee, which term shall include their executors and administrators, wherever the context so requires or admits, of the other part;

WITNESS: That the said lessor does hereby lease and demise unto the said lessee One store room known as 1,111 3rd Ave. N.W. Miami Fla

TO HAVE AND TO HOLD the premises unto the said lessee, their executors and administrators, from the 25th day of Aug A. D. 1933, for the term of sixty months (60), then next ensuing, the said lessee yielding and paying to

the said lessor the sum in rental of three thousand six hundred dollars (\$ 3,600), said rent to be paid in advance, without demand on the 25th day

of each and every month, seventy (70) dollars aug. 24 1938 receipt is hereby acknowledged for the month of Aug. 1933 and as five dollars (\$5) per month each year, the last year (\$70) per month

THE LESSEE hereby covenant with the lessor that they will pay the rent herein reserved at the times and in the manner aforesaid; and will pay all charges for gas, electricity and other illuminant, and for all water used on said premises; and that should said rent or charges for light or water herein provided for at any time remain due and unpaid for the space of three days after the same shall have become due, the said lessor may at his option consider the said lessee tenant at sufferance and immediately reenter upon said premises and the entire rent for the rental period then next ensuing shall at once be due and payable and may forthwith be col-

Drew's Form R. E. 28%

Lease,

(TENEMENTS OR OFFICES)

D. A. Dorsey

TO

A. Anthony & Boiganges

Dated _____ 19__

The H. & W. B. Drew Company, Jacksonville, Fla. 8-8-19



foreclosure or otherwise, at the election of the said lessor.....; and said lessee..... hereby waive..... all right of homestead or exemption in said furniture, fixtures, goods and chattels to which..... may be entitled under the constitution and laws of this State; and in case of the failure of the lessee..... to pay the rent herein reserved when the same shall become due, and the same is collected by suit, or through an attorney, the lessee..... agree..... to pay to the lessor..... an attorney's fee of ten per cent. of the amount so collected or found due, together with all costs and charges thereof.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the 30 day of Aug. 1923

Executed in the presence of

Claudia Ford

J. E. Galt

D. A. Dorsey

(Seal)

A. Anthony

(Seal)

or Bogianges

State of Florida, }
County of Duval. }

Before me, a Notary Public in and for said State and County, personally came D. A. Dorsey

and A. Anthony and A. Bogianges

to me well known and known to be the persons named in the foregoing lease, and have acknowledged that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the

30th day of Aug 1923

J. E. Galt

Notary Public for the State of Florida at Large.
My Commission Expires July 22, 1925



lected by distress or otherwise; and will not use or permit the premises to be used for any illegal or improper purposes, nor permit any disturbance, noise or annoyance whatsoever, detrimental to the premises or to the comfort of the other inhabitants of said building or its neighbors; and will not sublet or assign this lease or any part thereof, without the written consent of the lessor.....; and will keep the interior of the premises, and also the windows and doors thereof, and the fixtures therein, and all the interior walls, pipes and other appurtenances in good and substantial repair and clean condition, damage by fire excepted; and will exercise all reasonable care in the use of all halls, stairs, bath rooms, closets, piazzas and other fixtures and parts of said premises used in common with other tenants in said building which may be necessary for the preservation of the property and the comfort of the other tenants; and will also permit the lessor..... or..... his..... agents or employes, at all reasonable times, to enter into the premises and view the condition thereof, and make such repairs as may be necessary; and will at the expiration of said term, without demand, quietly and peaceably deliver up the possession of said premises in good state and condition, damage or destruction by fire excepted.

It is agreed and understood that the lessees will keep the internal part of the building in good repair including plate glass, glass doors and windows in said store room during the continuance of this lease.

THE LESSOR..... hereby covenant..... with the lessee....., upon the performance by the lessee..... of the covenants hereinbefore set forth, that the said lessor..... will, during the continuance of said term, keep all the external parts of the premises in good repair; that in case the said buildings and premises, or any part thereof, shall at any time be destroyed or so damaged by fire as to be unfit for occupation or use said lessor..... shall have the option to terminate this lease, or to repair and rebuild the said premises, remitting the rents hereby reserved, or a fair and just proportion thereof, according to the damage sustained, until the said premises are reinstated and made fit for occupancy and use; and that the lessee..... may quietly hold and enjoy the premises without any interruption by the lessor..... or any person claiming through or under..... him.....; Provided, that on the breach of any of the covenants by the lessee..... herein contained, the lessor..... may reenter said premises and immediately thereupon the said term shall be determined.

And said lessee..... hereby pledge ag and assign..... to the lessor..... all of the furniture, fixtures, goods and chattels of said lessee..... which are or may be brought or put on said premises, as security for the payment of the rent herein reserved, agree..... that the said lien may be enforced by distress,