

LEASE.

THIS LEASE, Made this 1st day of October, A.D. 1933 by and between D. A. DORSEY, herein called the lessor, and IRVIN L. SIEGEL, herein called the lessee;

WITNESSETH that in the consideration of the covenants herein contained, on the part of the said lessee to be kept and performed, the said lessor does hereby lease to the said lessee the following described property: That certain store room on the Northwest corner of Northwest 3rd Avenue and 11th Street, know as 1100 Northwest 3rd Avenue, Miami, Dade County, Florida, to be operated as a GROCERY, MEAT MARKET, etc.

TO HAVE AND TO HOLD the same for the term of three (3) years from the 1st day of October, A. D. 1933, the said lessee paying therefor a monthly rental of Thirty-five dollars (\$35.00) per month for the first year, Forty dollars (\$40.00) per month for the remainder of this lease, payable monthly on the first day of each and every month beginning with the 1st day of October A. D. 1933.

TO MAKE no unlawful, improper, or offensive use of the premises; not to use said premises for any other purpose than as a GROCERY, MEAT MARKET, etc., and to quit and deliver up said premises at the end of said term in as good condition as they are now (ordinary wear and decay and damage by the elements only excepted). And the said lessee hereby covenant and agrees that if default shall be made in the payment of the rent as aforesaid, or if the said lessee shall violate any of the covenants of this lease, then said lessee shall become tenant at sufferance, hereby waiving all right of notice, and the lessor shall be entitled immediately to re-enter and re-take possession of the demised premises.

IN CONSIDERATION of the foregoing covenants the lessee shall have the option of renewing this lease for a further period of two (2) years at the monthly rental of Forty dollars (\$40.00), by giving thirty days (30) notice in writing prior to the expiration of this lease.

IT IS FURTHER agreed that the lessor shall not rent stores located in the adjoining buildings under his ownership for similar business as above stated.

WITNESS our hands and seals this 1st day of October A. D. 1933.

Signed, sealed and delivered in the presence of:

_____ (Seal)

_____ (Seal)