

This Lease, Made this 16th day of February, A. D. 1926, by and between D. A. Dorsey,

herein called the lessor, and E. J. Hall

herein called the lessee,

WITNESSETH that in 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:

Beginning at a point Two Hundred Fifty (250) Feet East of the S. W. Corner of Eighth Avenue and Twenty Third St. N. W. City of Miami, Florida, thence running 25 feet East on 23rd Street, thence South One Hundred feet, Thence West 25 Feet, Thence North One Hundred Feet to place of beginning making a plot of land 25Feet By 100Feet.

TO HAVE AND TO HOLD the same for the term of Twelve (12) Months from the Sixteenth day of February, A. D. 1926, the said lessee paying therefor the Monthly rent of Fifteen Dollars (15.00)-----DOLLARS.

And the said lessee covenants with the said lessor to pay the said rent in Twelve payments of Fifteen Dollars each on the Sixteenth day of each and every Month for the said term, the first payment to be made on the 16th day of February, 1926; to make no unlawful, improper, or offensive use of the premises; not to assign this lease or to sublet any part of said premises without the written consent of the lessor; not to use said premises for any other purpose than as a Place of residence, 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 covenants; 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 retake possession of the demised premises.

Should each and every monthly rental be paid as set forth in this lease it is agreed that the buildings placed thereon will remain the property of the lessee, and in default of this rent or any part thereof the buildings placed on this property will become property of the Lessor

WITNESS our hands and seals this 16 day of February, A. D. 1926.

Signed, sealed and delivered in presence of:

D. A. Dorsey (Seal)
E. J. Hall (Seal)

STATE OF Florida
Dade COUNTY

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, D. A. Dorsey and E. J. Hall, to me well known as the persons described in and who executed the foregoing Lease, and they acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami, in said County and State, this day of A. D. 1926.

HEFTY'S FORM R. E. 28

HEFTY

COMMON FORM

From

D. A. DORSEY

To

E. J. HALL

Dated _____, 192

THE HEFTY PRESS, MIAMI

E. J. Hall