

This Lease, Made this 20th day of August A. D. 1920. BY AND BETWEEN

herein called the lessor, and Louis Cooper 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 do hereby lease to the said lessee the following described property: Store Ave. G.

To be used for General Merchandise, and Department Store, Dry Goods, Notions, Shoes, Millinery, Ladies and Gents ready to wear, and Clothing, Etc.

It is understood that the rent of store will begin from the day when the Lessee, Louis Cooper will move in.

TO HAVE AND TO HOLD the same for the term of One year with option for another year. from the day of Occupancy A. D. 1920, the said lessee paying therefor the Monthly rent of Seventy-five Dollars.

And the said lessee covenant with the said lessor to pay the said rent in Advance payments of \$75.00 each on the day of each and every Month for the said term, the first payment to be made on the day of

to make no unlawful, improper or offensive use of the premises; not to assign this lease or to sublet it without the consent of the lessor; 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 agree 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.

WITNESS our hands and seals this 20th day of August A. D. 1920.

Signed, sealed and delivered in presence of: (Seal) (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, Louis Cooper to me well known as the person 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 said County and State, this 20th day of August A. D. 1920.

Drew's Form R. E. 28

Lease

(Common Form)

To

Louis Cooper

Dated August 20 1920