

LEASE

THIS LEASE, Made this 1st day of March, A.D. 1933,

BY AND BETWEEN, D. A. DORSEY and wife, herein called the Lessors and CHARLES GOLDSTEIN, herein called the Lessee.

WITNESSETH, That in consideration of the covenants

contained, on the part of the said Lessee to be kept and performed, the said Lessors do hereby lease to the said Lessee the following described property:

Signed, sealed and delivered in the presence of: Store rooms #933-937 N. W. 2nd Avenue, Miami, Florida.

TO HAVE AND TO HOLD the same for the term of TWO (2) YEARS, from the 1st day of April, of 1933, the said Lessee paying therefore the sum of Fifty (\$50.00) Dollars per month for the months of November, December, January, February, March and April, and the sum of THIRTY (\$30.00) DOLLARS per month for the months of May, June, July, August, September and October.

And the said Lessee covenants with the said Lessors to pay the said rent in advance on the first of each and every month for the said term, the first payment to be made on the 1st of April, A.D. 1933; 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 Lessors; not to use said premises for any other purpose than as a general haberdashery store, men's furnishings, hats, suits and shoes, 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 Lessors shall be entitled immediately to re-enter and re-take possession of the demised premises.

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It is understood that Lessors will not lease to any other tenant in the building for the same line of goods handled by Lessee. This restriction on the part of the landlord shall not apply to any store which has any front on 10th Street, providing the said front is not closer than thirty feet from the corner of 2nd Avenue.

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~~XX~~  
~~XXXXXXXXXXXX~~

WITNESS our hands and seals this 23rd day of March,  
 A.D. 1933.

D A Dorsey (SEAL)  
Rebecca Dorsey (SEAL)  
 Lessors.

STATE OF FLORIDA  
 Signed, sealed and delivered in  
 the presence of:

Charles Golobstun (SEAL)  
 Lessee.

Rebecca Dorsey  
John M. Murre

I hereby certify that I am duly authorized to administer the estates of D. A. DORSEY and REBECCA DORSEY, persons described in and who executed and acknowledged before me that they executed the same for the purposes therein expressed.

AND I FURTHER CERTIFY, that the said REBECCA DORSEY known to me to be the wife of the said D. A. DORSEY, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether done, possessed or of separate property, jointly or jointly, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any fraud, duress, menace, or other improper influence from her said husband.

WITNESS my hand and official seal at Miami, County of Dade and State of Florida, this 23rd day of March, A.D. 1933.

James E. Scott  
 Notary Public, State of Florida  
 at Large.

My commission expires July 27, 1934



STATE OF FLORIDA

COUNTY OF DADE

I hereby certify, that on this day personally appeared before me, as officer duly authorized to administer oaths and take acknowledgments, D. A. DORSEY and REBECCA DORSEY, to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said REBECCA DORSEY known to me to be the wife of the said D. A. DORSEY, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Miami,  
County of Dade and State of Florida, this 23rd day of  
March, A.D. 1933.



*James E. Scott*  
Notary Public, State of Florida  
at Large.

My commission expires: July 21, 1934.