

This Indenture, Made the _____ day of _____ A. D. 192____,
between _____

hereinafter called the lessor____, which term shall include _____ heirs and assigns, where the context
so requires or admits, of the one part; and _____

hereinafter called the lessee____, which term shall include _____ executors and administrators,
wherever the context so requires or admits of the other part.

WITNESSETH: That the said lessor____ hereby lease____ and demise____ unto the said lessee____,

TO HAVE AND TO HOLD the premises unto the said lessee____, _____ executors and ad-
ministrators, from the _____ day of _____, A. D. 192____, for the term of
_____, then next ensuing, the said lessee____ yielding and paying to the
said lessor____ the _____ rental of _____ Dollars
(\$ _____), said rent to be paid in advance, without demand, in _____ payments, the first
payment of _____ Dollars (\$ _____)
on the _____ day of _____, A. D. 192____, which said sum has been paid and
acknowledged herein, and the remaining payments as follows, namely:

THE LESSEE____ hereby covenant____ with the lessor____ that _____ 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 _____
days after the same shall have become due, the said lessor____ may, at _____ option, consider the
said lessee____ tenant____ at sufferance and immediately re-enter 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 collected
by distress or otherwise; and will not use or permit the premises to be used for any illegal or improper

FORM R. E. 28 1/2

LEASE

TENEMENTS OR OFFICES

TO

Dated _____, 192_____

THIS LEASE, Made and entered into this _____ day of _____ A. D. 1935 by and between _____ hereinafter called Landlord, which term shall include Landlord's heirs, personal representatives, successors and assigns, and _____ hereinafter called Tenant, Witnesseth: that Landlord, for and in consideration of the rents agreed to be paid by Tenant as hereinafter specified and the covenants herein contained, does hereby lease to Tenant and Tenant does hereby take and lease from Landlord the following described premises in Dade County, Florida; to wit:

for a term of 3 years, commencing on the _____ day of _____ 1935, and ending on the _____ day of _____ 1938, for a total rental of One thousand and forty Dollars, payable by Tenant to Landlord as follows, to wit: \$20.00 per month, first year, \$30.00 per month, second year, \$40.00 per month, third year. Tenant agrees to make repairs to building to approximate amount of \$425.00, four hundred twenty five Dollars. Further agrees to leave building in a tenantable condition at expiration of lease.

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Said Tenant, in consideration of said lease, hereby covenants and agrees with said Landlord as follows; to wit:

1st. To take good care of the leased premises, and at the end of the term to quit and surrender the same to Landlord.

2nd. To pay all charges for electricity, gas, water and telephone service used in or about said premises.

3rd. That all property of the Tenant in the premises shall be held at the sole risk of Tenant, and that Landlord shall not be leable for any damages to said property, arising from the leaking or overflowing of any of the plumbing or damage from the elements, or from any cause whatsoever.

4th. Not to use the premises for any illegal, immoral or improper purpose.

5th. To permit, commit or suffer no waste, impairment or deterioration of said premises or any part thereof.

6th. That Tenant having examined said premises is familiar with the condition thereof and relying solely on such examination will take them in their present condition.

7th. In the event the building is destroyed or so injured by fire or act of god, without fault or ~~negx~~ negligence of Tenant, his agents, servants or employees, as to render it untenantable, this lease shall terminate; as of the date of said destruction or injury; but in case destruction or injury shall be only partial, there shall be a reasonable reduction of the rent for such time as may elapse until the damage is repaired.

8th. That time is of the essence of all of the terms, provisions and covenants of this lease; that this lease contains the entire agreement between the parties thereto and that this lease can be modified or altered only by an agreement in writing duly signed and sealed by Landlord and by Tenant and thereafter attached to this lease; and that no surrender of the demised premises or of the remainder of the term hereof shall be valid unless accepted by Landlord in writing.

Continued on Page 2.

9th. It is understood and agreed that building and premises is to be used by the tenant, which includes his personal representatives and assigns as a place of residence and business.

11

Subject to the terms, covenants and conditions of this lease, Landlord covenants with Tenant that Tenant shall and may peaceably have, hold and enjoy the premises hereby demised, without hindrance or molestation by Landlord, or Landlord's legal representatives, successors and assigns.

IN WITNESS WHEREOF, Said Landlord and said Tenant have each signed, sealed and delivered this lease in duplicate, each signed instrument to be an original in Dade County, Florida, on the day and year first above written.

Signed, sealed and delivered in the presence of us:

Landlord

Witnesses as to Landlord.

Tenant

Witnesses as to Tenant

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