

execute such instrument shall entitle the Lessor, his assigns and legal representatives to the option of Canceling this lease without incurring any expense or damage, and the term hereby granted is expressly limited accordingly. It is further agreed and understood by and between the Lessor and the Lessee that the Lessor shall have the right to cancel or terminate this lease at any time during the term hereby granted, but only in the event of the sale of the property, by giving the Lessee sixty (60) days' notice in writing of said cancellation or termination, which said notice may be delivered personally to said Tenant, or Lessee, or mailed to said Lessee, enclosed in a postpaid envelope addressed to said Lessee, at the premises or said lot of land, it being agreed and understood that upon the expiration of said period of sixty (60) days, this lease and all rights of the Lessee thereunder shall cease and determine on the date specified in said notice, as if said date had been the expiration of the original term. Upon the Lessee's surrender of the premises, together with a proper cancellation of this lease, the Lessor shall give to the Lessee in cash the sum of six hundred and no/100 (\$600.00) Dollars. Should the Lessee fail to surrender possession of said lot of land and to execute said proper cancellation of this lease upon the expiration of said period of sixty (60) days, as herein before provided, then the Lessor and his representatives may re-enter said lot of land by force or otherwise without being liable to prosecution therefor and take possession of said lot of land, and in such event the Lessee shall not be entitled to said sum of money, to-wit: six hundred and no/100 (\$600.00) Dollars.

It is further understood and agreed that upon the Lessee performing all the covenants and the conditions contained in this lease and paying the rent in the manner above stipulated, that he may peaceably occupy and enjoy said premises hereby leased for the term aforesaid, but upon his failure to pay the rent herein required, the Lessor shall have the right to re-enter and re-possess said premises, upon his being in default of payment of the rent for a period of thirty days.

In Witness Whereof, the parties have hereunto set their hands and seals in duplicate this the 4th day of August, 1932.

In the presence of:
 Frances H. Isaacs
 Thomas A. Davies
 as to Jones Sullivan
 Townes Hodges
 Oscar Hodges
 as to H. S. Dixon

Jones Sullivan (L.S.)
 H. S. Dixon (L.S.)

State of New York, } ss
 County of New York, }

Personally appeared before me Thomas A. Davies, who, being duly sworn, says that he saw the within named Jones Sullivan sign, seal and deliver the foregoing Lease for the purposes therein mentioned, and that he with Frances H. Isaacs witnessed the execution thereof.

Sworn to and subscribed before me this 9th day of August, 1932
 Paul H. Whitehead
 Paul H. Whitehead, Notary Public
 New York Co. Clerk's No. 142 Reg No. 47349
 Commission Expires, March 30, 1934.

Thos A. Davies

(Over)