

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following: Said room, fitted and supplied by the Lessor with all boxes, fixtures, and furniture requisite to make the said room or rooms in every way satisfactory for use as a post office, provided that after installation and acceptance of such equipment no additional equipment shall be required except for replacements. The Lessor shall keep the said boxes, fixtures and furniture in good repair and condition, to the satisfaction of the Post Office Department. The Lessor shall pay all taxes and water rates, and shall have this lease duly recorded, and shall properly protect all windows and doors in the workroom by iron bars or wire gratings according to requirements. The Lessor shall furnish approved heating and lighting fixtures, plumbing and toilet facilities, the necessary gas, water and electric meters; satisfactory water. The Lessor shall keep the said Heating and lighting fixtures, plumbing and toilet facilities, in satisfactory repair and condition during the term of this lease.

7. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.

8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions, or structures so placed, in or upon or attached to the said premises shall be and remain the property of the Government and may be removed therefrom by the Government prior to the termination of this lease, and the Government, if required by the Lessor, shall, before the expiration of this lease or renewal thereof, restore the premises to the same condition as that existing at the time of entering upon the same under this lease, reasonable and ordinary wear and tear and damages by the elements or by circumstances over which the Government has no control, excepted: Provided, however, that if the Lessor requires such restoration, the Lessor shall give written notice thereof to the Government ninety days before the termination of the lease.

9. The Government shall pay the Lessor for the premises rent at the following rate: Four Hundred and Eighty Dollars (\$480.00) per annum. Payment shall be made at the end of each month.

10. Whenever any building or part of a building under lease becomes unfit for use as a post office, no rent shall be paid until the same shall be put in a satisfactory condition by the owner thereof for occupation as a post office, or the lease may be canceled, at the option of the Postmaster General.

(a) This lease may be terminated upon ninety days' notice in writing to the Lessor whenever the Post Office Department shall decide to move the office into a Government-owned building which shall have been provided for it.

(b) This lease may be terminated upon ninety days' notice in writing to the Lessor whenever, in the judgment of the Department, the growth of the service at that office renders additional room necessary and the Lessor is unable or unwilling to furnish suitable and sufficient additional space at an additional rental satisfactory to the Department.

11. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit to arise therefrom. Nothing however, herein contained shall be construed to extend to any incorporated company, if the lease be for the general benefit of such corporation or company.

Paragraph 5 was eliminated before signing.

In witness whereof, the parties hereto have hereunto subscribed their names as of the date first above written.

(Corporate Seal Here)
If Corporation)

Lessor sign here

H. B. Stephenson (SEAL)
Bessie Keenan Stephenson (SEAL)
Lessor.

Two witnesses required to signature of Lessor)

- 1. Mary Keenan Hyatt.
- 2. C. L. Woodside.

(Annual Rental, \$480.00)
The United States of America.
BY: W. W. Howes,
Acting Postmaster General.

OAK.

This Space
If for the Post Office
Department Seal