

building.

SEVENTH: Lessee agrees to maintain said premises in the same condition, order and repair as they are at the commencement of said lease, excepting only reasonable wear and tear arising from the use thereof under this agreement, and to make good to said lessor immediately upon demand any damage to the heating or water apparatus, or electric lights or wires, or any fixtures, appliances or appurtenances of said premises, or of the building caused by act or neglect of lessee or of any person or persons in the employ or under the control of the lessee.

EIGHTH: It is understood and agreed that at the expiration of the term of this lease and/or the termination thereof, the Lessor may, without any notice, immediately upon the expiration of the term of this lease and/or the termination thereof, re-enter and possess said premises, and said Lessee shall immediately surrender said premises to Lessor, but should the Lessor permit the Lessee to continue to occupy the premises for any time thereafter, the Lessee shall become a tenant from month to month by the month, at a rental per month equal to the monthly installment of rent to be paid immediately previous to the expiration of termination of this lease, commencing said monthly tenancy with the first day next after the expiration and/or termination of the lease, and said monthly tenancy shall be subject to such terms and conditions of this lease as the Lessor deems applicable and/or to such further terms and conditions as the Lessor may prescribe, as though the same had originally been a tenancy from month to month under such terms and conditions.

NINTH: The Lessee acknowledges that the premises hereby leased are in good condition, and the Lessee shall protect and hold the Lessor harmless from any and all liability of every kind and character incidental to or in anywise connected with said premises and/or business conducted thereon.

TENTH: If the Lessee is adjudged a bankrupt (whether voluntary or involuntary) at any time during the term of this lease, this lease shall immediately cease, regardless of anything to the contrary herein.

IN WITNESS WHEREOF, The parties have hereunto affixed their hands and seals in duplicate, the day and year first above written.

Signed, sealed and delivered in the presence of :

J. R. Mather

W. C. Pitts

Mrs. Cora R. Jones

Notary Public, Georgia, State at Large.

My commission expires July 8, 1944.



EDWARD FINLAY (L. S.)

BY: J. F. Finlay (L. S.)

MATHER FURNITURE COMPANY (L.S.)

BY: R. S. Mather,
Pres.

RULES AND REGULATIONS OF THE "FINLAY BUILDING"

Which are referred to in the within Lease and made a part thereof.

1. The side-walks, entry passage, halls and stairways shall not be obstructed by tenants or used by them for any purposes other than those of ingress and egress.
2. The floors, sky-lights and windows that reflect or admit light into any place in said building shall not be covered or obstructed by tenants. The water closets and other water apparatus shall not be used for any other purpose than those for which they were constructed, and no sweepings, rubbish, rags, ashes or other substance shall be thrown therein. Any damage resulting to them or to steam heating apparatus, from misuse, shall be borne by the tenant, who, or whose clerks, agents or servants shall cause it. No bottles or other stuff shall be kept under the washstands, and the marble is to be kept free from ink stains.
3. (Marked out)
4. No tenant shall do or permit anything to be done in said premises, or bring or keep anything therein which shall in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants, or in any way injure or annoy them, or conflict with the laws relating to fires, or with the regulations of the Fire Department, or with any insurance policy upon said building, or any part thereof, or conflict with any of the rules and regulations of the Board of Health.
5. It being also understood and agreed that the lessor shall be in no wise responsible to any tenant for any loss of property from rented premises, however occurring, or any damage done to the furniture or other effects of any tenant.
6. The lessor and its agents shall have the right to enter any premises at reasonable hours to examine the same or to make such repairs and alterations as they shall deem necessary for the safety and preservation of the said building and also to exhibit the said premises to be let, and to put upon them the usual notice "For rent", which notice shall not be moved by any tenant during three months previous to the expiration of the lease of the premises.
7. Tenants, their clerks or servants shall maintain order in the building,