

the beginning of the second month of occupancy he is to pay Three Hundred Dollars(\$300.00) rental and on the first of each month thereafter he is to pay an additional Three Hundred Dollars(\$300.00) rental so that there will always remain in the hands of the lessor two monthly advance rental payments as a guarantee of the lessee's good faith, which said advance rental payment is to be applied on the last two months of the rental period.

In the rear of the premises here rented or leased is an alley. The purpose of that alley is to serve this and other properties in the same block belonging to the lessor hence it is to be fully understood and agreed that this alley shall remain open at all times so that all tenants of the lessor in that block may have the free use thereof.

It is understood and agreed that the lessee shall and may have the refusal of an additional five year lease upon the expiration of the term of this lease contract provided the lessor shall be the owner of the leased premises at that time. The rental payments for the additional five years if the contract be renewed shall be fixed at that time but the amount thereof shall not be less than Three Hundred Dollars (\$300.00) per month but shall not be more than the lessor is able to rent the property to another tenant.

The lessee shall not have the right to sublet or subrent any portion of the said property nor to assign his rental contract except in the manner hereinbefore specified without the written consent of the lessor.

It is fully understood that the present lessee of this structure is Henry Papini and that his lease runs through January 31, 1953 with a provision therein to the effect that he may renew that rental agreement for one additional year which is to say until January 31, 1954 and that should the said Henry Papini exercise his option to extend his rental agreement or contract until January 31, 1954 then this contract