

PAGE TWO (2) OF LEASE CONTRACT BY MRS. FLORENCE LANDRETH, THE LESSOR,  
TO MRS. THELMA GARY, THE LESSEE, "MAYFAIR GUEST HOUSE", 435 BUNCOMBE ST.

The Lessor agrees to maintain the outside walls of building, together with the roof and gutters, and to keep same in good state of repair; however, it is fully agreed that all of same are considered sound and Lessor is not to pay any damages from leaks should any occur.

The Lessee takes said building and property as same now are, except as may hereinafter be specifically set forth and agreed upon.

The Lessee agrees to maintain and repair the interior of the building and to keep same in good state of repair, agrees to maintain and repair and to keep in good repair the furnace and hot water heater. And the Lessee further agrees to paint, with at least one coat of good paint, the interior walls of all rooms and halls within the building at any time within the term of this lease contract. And the Lessee also agrees to have the furnace in the building professionally vacuum-cleaned at the beginning of each Spring Season during the term of this lease. And all of which is to be done by the Lessee at her own sole expense; and she agrees not to make any changes or alterations to the leased premises and property, except at her own sole expense and after having first obtained the written consent of the Lessor thereto.

The Lessee agrees not to use nor permit said premises and property to be used, for any unlawful purpose, nor permit anything thereon or to be done thereon, which may be or become a dangerous hazard or nuisance; and she further agrees to maintain said premises and conduct said business in accordance with State Laws and City Ordinances. And should she fail in any of the foregoing, this lease may be terminated at the option of the Lessor. Lessee may erect suitable and proper signs outside of building, provided no damage is done to building and premises and no injury to persons. And Lessor is not to be liable for any injury or damage to person or property occurring with<sup>in</sup> said building or premises during said term.

In the event of fire or other casualty, if building be completely destroyed or damaged to such extent as to render same impossible of use and occupancy, so as to require complete restoration, then this lease shall be cancelled automatically thereby. If building be partially damaged by fire or other casualty and such damaged portion or portions can be repaired within a period of Ninety (90) days time, then no rental shall be charged during the period of repairs if the building cannot be, and is not, occupied and used by the Lessee; but if the undamaged portion or portions of the building can be occupied and used, and are occupied and used, by