

The beginning corner in thence on a line parallel with
 the line of Main street to the beginning being the corner
 at which the Opera House and brick store of the party
 of the second part stand. To have and to hold the said lot
 of land unto the said party of the second part his executors
 administrators and assigns from the first day of January
 1893 for and during, and until the full and end term
 of ten years thence next ensuing, and fully to be completed
 and ended yielding and paying for the same each and
 every year during the said term unto the said party of
 the first part her heirs and assigns the sum of six hundred
 dollars in four equal quarterly payments, to wit to be
 pay on the first days of January April July and October
 in each and every year during the term here by recorded
 the first payment to be made as of the first instant and
 it is covenanted and agreed by and between the parties
 that if it should so happen that the party of the second
 part shall fail to pay the rent as herein provided for two
 quarters and the same shall remain in arrear and
 unpaid the said party of the first part shall have the
 right upon giving the said party of the second part
 thirty days written notice to terminate this lease and
 to enter and take possession of the premises the party of the
 second part having the right to remove the buildings
 as hereinafter provided; And it is further covenanted
 and agreed that in case the buildings or any of them
 on said premises shall without any fault or neglect
 on the part of the party of the second part be wholly or
 partially destroyed by fire, or be so injured by the
 elements or other cause as to become untenable
 and unfit for occupancy the said party of the second
 part shall have the right at his option to rebuild or repair
 the said buildings or to terminate the lease and surrender
 the premises and remove the buildings within the
 time and upon the terms hereinafter provided.
 And it is further covenanted and agreed that in case
 the said buildings shall be condemned by the Board
 of Firewardens or other competent authority as unsafe
 so that the party of the second part shall be deprived
 of the rent from the same then and in that case
 the said lease shall terminate and the party of the
 second part shall have the right to remove the build-
 ings as in the case last above provided for.