

any alteration or improvement desired by the Lessee at their own cost, must be done under the written sanction of the Lessor and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. And it is further stipulated and understood, by the parties to these presents, that if two weeks, months rent shall at any time be in arrears and unpaid the Lessor shall have the right to annul and terminate this Lease, and it shall be lawful for her to receive and justify herself all and singular the above granted and several premises.

And it is further agreed by the party of the first part Mrs Mary C. Cronin & Jay that she shall on a store for said store, and at the expiration of the term herein specified, three years, that forty of the second part W. H. Davis & Co. shall pay forty of the first part Mrs Mary C. Cronin & Jay two dollars for said store, and thus forty of the second part W. H. Davis & Co. shall retain possession of said store.

And it is further agreed by the party of the first part Mrs Mary C. Cronin & Jay to allow forty of the second part W. H. Davis & Co. to remove all store fixtures and additions made in old store premises, to their tenement made by forty of the second part at the expiration of term of this year unless the party of the first part Mrs Mary C. Cronin & Jay agree to remunerate them for said fixtures and additions. And it is further agreed by the party of the first part Mrs Mary C. Cronin & Jay to allow forty of the second part W. H. Davis & Co. to remove the improvements on the stable, unless remunerated by forty of the first part for such addition.

In witness whereof the parties do hereunto set their hand and seal this 11th day of September 1884. Signed sealed & delivered in the

presence of
 J. W. Perry
 Leander Cronin.

Mrs Mary C. Cronin (Seal)
 W. H. Davis (Seal)
 F. C. Williams (Seal)