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On the 1st day of January, One thousand eight hundred and forty seven, Members of the above named Association, do lease and hire unto the said Premises belonging to the said John C. and John D. Thompson.

AND THE said COVENANT AND AGREEMENT be and they do hereby covenant and agree to let and to lease unto the said lessees, all the said Premises, together with all the fixtures, furniture, and equipment thereon, including the heating plant and ice house, cooking apparatus and appurtenances, and all the personal property of the lessors, now or hereafter used in connection with the said Premises, operating an unfurnished building, to be used for the purpose of a hotel, restaurant, or cafe, or any other place of entertainment, to be conducted by means of rooms, beds, cups, glasses, and other articles of refreshment, and all the fixtures, furniture, equipment, utensils, signs, and all personal belongings, which may be required for the carrying on of the business herein mentioned and to be used for the purpose of the same.

THE said lessees shall have and hold all and singular the said Premises, together with all the fixtures, furniture, and equipment thereon, for the term of one year, and shall pay to the lessors, their heirs, successors, and executors, the sum of \$1,000.00 per month, and for ever defend all and singular the said Premises unto the said mortgagee, The First National Bank of New York, and assign them and against the mortgagors, John C. and John D. Thompson, their heirs, successors, executors, administrators and personal representatives, and shall be bound to pay all taxes, assessments, and other charges whatsoever lawfully claiming or touching the same or any part thereof.