

Lease.

3. To pay all taxes and assessments when due.
4. To turn over to parties of the second part all Workmen's Compensation, Unemployment Compensation, Sales Tax, and all other allied business accounts.
5. At the end of this term, or any extension thereof, to purchase from parties of the second part all inventories on hand, at the market value.

Parties of the second part hereby promise, covenant and agree to do the following:

1. To pay a pro-rata share of the existing Retail Liquor License, and all subsequent liquor licenses.
2. To buy inventory, at present market value.
3. To pay all utilities, including water and sewer rent, but excepting rent on fuel tank and garbage disposal space.
4. To do no remodeling or changing of the premises, that will in any way weaken the structure of the building.

IT IS EXPRESSLY UNDERSTOOD AND AGREED By and between the parties aforesaid, that if the rent above mentioned, or any part thereof shall be unpaid on the date of payment whereon the same ought to be paid as aforesaid, or if default shall be made in any of the covenants or agreements herein contained, to be kept by said parties of the second part, their executors or administrators, it shall and may be lawful for the said parties of the first part, their heirs, executors, administrators, agents, attorneys or assigns, at their election to declare said term ended, and into said premises, or any part thereof, whether with or without process of law, to re-enter. And if at any time said term shall be ended at such election of said parties of the first part, their heirs, executors, administrators or assigns, as aforesaid, or in any other way, the said parties of the second part, their executors, administrators and assigns do hereby covenant and agree to surrender and deliver up the said above described premises and property peaceable to said parties of the first part, their executors, administrators and assigns, immediately upon the termination of said term as aforesaid, and if they shall remain in possession of the same three days after notice of such default, or after the termination of this lease in any of the ways above named they shall be deemed guilty of forcible detainer of said premises above named, and to eviction and removal, forcible or otherwise, with or without process of law as above stated.

This contract issued in duplicate and not transferable without permission in writing of first parties first had and obtained.

The consideration hereinbefore set forth is also consideration for an option to the parties of the second part, to renew this lease, under the same terms and conditions, for an additional two year period. This option may be exercised by giving parties of the first part notice by registered mail, of their intention to renew, together with the first months payments of rent, thirty days prior to the end of the present term.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24 day of May, 1957.

Signed, Sealed and Delivered
in the presence of:

Tom Allen

Alvin Neweyab
Frederick Landback
Parties of the first part.

Calvin Ward
X Virginia Ward
Parties of the second part.