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WITNESSETH that for and in consideration of [REDACTED] in amount equivalent to the sum of monthly rental of US\$ 150.00 (ONE HUNDRED FIFTY) [REDACTED] SIX month(s) rent payable in advance, thereafter ~~monthly~~ payment, ~~36~~ months in advance, [REDACTED] whose address is [REDACTED]

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hereinafter referred to as the LESSOR, for himself, his heirs, executors, administrators, successors, and assigns, leases the premises located at [REDACTED] for us as a private residence to [REDACTED], hereinafter referred to as the LESSEE, for a term of one year beginning on the 15th day of APRIL 1960.

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This lease is made pursuant to the following terms and conditions which are hereto mutually agreed to at the signing hereof.

1. IMPROVEMENTS, REPAIRS OR ALTERATIONS: Prior to and during the occupancy of the aforesaid premises under the terms of this lease and as a part of the consideration hereof.

- a. The LESSOR shall, within the time specified after each item, do the following things at his own expense:

1. NONE

- b. The LESSOR and LESSEE shall within the time specified after each item do the following jointly:

1. NONE

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Should the LESSOR fail to accomplish any of the foregoing, the LESSEE has the right to accomplish the same and deduct the entire cost thereof from any amounts due as rent on the said premises.

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2. **FIXTURES, ADDITIONS, STRUCTURES, ETC:** The LESSEE with the consent of the LESSOR may make or install in and about the house and grounds such alterations, attach fixtures, erect additions, structures, signs or improvements as are deemed necessary or desirable by the LESSEE, including but not limited to closets, shelves, additional electrical outlets or fixtures, etc., all of which will be at the expense of the LESSEE. All such improvements shall be the property of the LESSEE and may be removed by him at any time without the restoration of the property. If the LESSEE is agreeable, such improvements may be sold to the LESSOR at any time at a price acceptable to the LESSEE.

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3. **MAINTENANCE:** The LESSOR shall maintain the aforesaid premises in a good state of repair, including roof, floors, entrances to the building, walls, stairways, sidewalks, plumbing, septic tanks, screens, windows, doors, [REDACTED] etc., and shall, at all times, keep the premises in good tenantable condition. The term "maintain the aforesaid premises in a good state of repair" shall include

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[REDACTED]

failure of water supply, stoppage of sewage or drainage, failure of or defects in electrical installations, leakage of roofs, flooding, any hazardous condition discovered or occurring in the house or grounds etc. If, after the LESSEE has given the LESSOR twenty-four (24) hours oral or written notice of the necessity of any such emergency maintenance, the LESSOR has not commenced repairs, the LESSEE may, on behalf of the LESSOR, cause such repairs to be effected and deduct the cost thereof from any amounts then due as rent or any amounts that might thereafter become due as rent.

- b. **ORDINARY MAINTENANCE** shall consist of such repairs as are necessary to maintain the premises in good tenantable condition but which are not inimical to health and personal safety. If, after the LESSEE has given LESSOR seven (7) days oral or written notice of the necessity of any such ordinary maintenance, the LESSOR has not commenced repairs, the LESSEE may, on behalf of the LESSOR, cause such repairs to be effected and deduct the cost thereof from any amounts then due as rent or any amounts that might thereafter become due as rent.

- c. For the purpose of maintaining the premises the LESSOR may, at all reasonable times, enter the premises for inspection or the making of repairs, provided however, the LESSEE is given at least twenty-four (24) hours notice of such entry, except for emergency maintenance.

4. **LIABILITY FOR LOSS:** It is further expressly understood and agreed that the LESSOR shall make such provisions as he may desire to cover loss of the premises by fire, windstorm, or other casualty, it being expressly understood and agreed that the LESSEE shall not be liable for any loss or damage to the premises caused by fire, windstorm, or other casualty.

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5. PERMANENCY OF TENANCY: The LESSOR agrees not to enter into any contract or agreement for the sale or other transfer of title to the premises described herein unless the transferee, as a condition precedent to the contract for sale, succeeds the LESSOR as the contractual party to this agreement by execution of a new lease agreement at the time the transfer of title to the property is effected.
6. RENEWAL: This lease may be renewed from year to year by the LESSEE giving to the LESSOR notice in writing at least thirty (30) days prior to the expiration of the term hereof of the intention of renewal and such renewal, if any, shall be subject to the same conditions as are herein expressed and at such terms as are mutually agreed upon. Should renewal negotiations not be successfully concluded between the parties hereto, the LESSEE shall have ninety (90) days following the expiration of this lease, or any renewal thereof, within which to vacate the premises. The rental rate for this said ninety (90) day period shall be at the rate provided for hereunder or under any renewal hereof.
7. SUBLEASE: The LESSEE agrees not to sublet the premises for any period in excess of ninety (90) days without the consent of the LESSOR, and only then in the event of the temporary absence of the LESSEE.
8. FAILURE OF THE LESSOR TO FULFILL TERMS: In the event the LESSOR fails to fulfill any of the terms and conditions of this lease, and where this lease provides no other remedy, the LESSEE is entitled either to terminate this lease without previous notice, or, at his option, take any measures which he may deem necessary to establish the conditions contemplated by this agreement and such measures to be at the sole expense of the LESSOR. If the LESSEE terminates the lease he shall be refunded any proportionate amounts of advance rent theretofore collected from the LESSEE.
9. TERMINATION: Should LESSEE's employment result in his permanent removal from [REDACTED], the LESSEE may terminate this lease upon thirty (30) days written notice delivered to the LESSOR or to the LESSOR's address as shown above. Upon termination, the LESSOR shall promptly refund any proportionate amounts of advance rent theretofore collected from the LESSEE.
10. WARRANTY: The LESSOR warrants that he has lawful title to the described premises and the right to make this lease for the aforesaid term and that the LESSEE shall enjoy the full possession of the premises without hindrance from any person who may claim title and if this warranty is invalidated during the term of this lease, all rents collected shall be promptly refunded to the LESSEE.

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11. UTILITIES CONNECTIONS, INGRESS AND EGRESS: In the event the LESSEE is required to pay any fees, licences, charges, etc. as a result of the action of the LESSOR in providing utilities connections to the premises leased (such as where the utilities connections have been illegally made by the LESSOR or his predecessors in title), the LESSEE may pay such fees, licenses, charges, etc. and set-off the amounts so paid against any accrual of rent. Should utilities connections not be satisfactorily made or maintained, this lease will automatically terminate and all advance rents theretofore paid will be refunded by the LESSOR. The LESSOR warrants that the LESSEE will have free and unencumbered access to the property herein leased at all times and that any obstructions or hindrances of any kind that might occur will be immediately rectified by the LESSOR.
12. INCONSISTENCY BETWEEN ENGLISH VERSION AND TRANSLATION OF CONTRACT: In the event of inconsistency between any terms of this contract and any translation thereof into another language, the English language meaning shall control.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 1ST day of APRIL, 1960.

Witness:

LESSOR:

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