

LEASE

THIS INDENTURE, Made and entered into on this the 17th day of June, A. D., 1946, between the City of Lake City, Columbia County, Florida, a municipal corporation of the County of Columbia, State of Florida, party of the first part, and The Woman's Club of Lake City, Columbia County, Florida, a corporation, with its principal place of business at Lake City, Columbia County, Florida, party of the second part,

WITNESSETH

FIRST: The party of the first part for and in consideration of the rents hereinafter reserved, and of the covenants and agreements herein expressed on the part of the party of the second part, to be kept, performed and fulfilled, has demised and leased, and by these presents does, demise, and release unto the party of the second part, all the following described property, situated and being in the City of Lake City, County of Columbia, State of Florida, more accurately described as follows, to-wit:

All of fractional Lot numbered Forty Seven (47) in the Central Division of the City of Lake City, Florida, and bounded on the North by Monroe Street; East by Isabella Lake; South by Dade Street; West by Hernando Street. The above described land is situated in the Central Division of the City of Lake City, Florida.

TO HAVE AND TO HOLD the above described premises, with the rights, privileges, easements and appurtenances thereunto attached and belonging as well as the said building, grounds surrounding the same, shrubbery and other improvements thereon for and during the term of ninety-nine (99) years from and after date hereof next ensuing, paying rent therefore to the party of the first part, and yielding possession at the expiration thereof as hereinafter provided.

SECOND: The party of the second part in consideration of the leasing of aforesaid premises of the party of the first part, hereby covenants, promises and agrees to pay rent for the demised premises during the term of ninety-nine (99) years, next ensuing, the yearly rent of ONE (\$1.00) DOLLAR, per year, due and payable to the City Treasurer of the City of Lake City, Columbia County, Florida, at its office in Lake City, Florida, upon the 15th day of February 1947, and a like sum of ONE (\$1.00) DOLLAR, on each succeeding year, month and date, last aforesaid, and failure on the part of the party of the second part, to pay said sum shall render this Lease null, void and of no effect in law.

THIRD: The party of the second part hereby agrees to pay any and all charges for gas, water, electricity and other illuminants used upon, about or in connection with the demised premises as the same shall severally become due and payable.

FOURTH: The said party of the second part hereby promises, covenants and agrees to keep or cause to be kept the building situated on the aforesaid premises at all times in a first-class sanitary condition as shall meet the requirements of the Federal, State and Municipal laws applicable to and connected with the ownership, control and managements of the demised premises.

FIFTH: The party of the second part further covenants and agrees to pay any and all expenses in and about the repair, upkeep and damage which may hereafter occur to said demised premises during the life of this Lease without expense, costs or output of money on the part of the party of the first part.

SIXTH: It is specifically understood that the party of the first part shall not be responsible under the terms of said Lease, by the acceptance thereof on the part of the party of the second part, for mortgages, liens, encumbrances, obligations, defects of title, or any other encumbrances of title in and about the demised premises during the life of this said Lease.

SEVENTH: The party of the second part hereby covenants and agrees, during the life of this said Lease, that the party of the first part shall not be liable for any damage in law, or in equity, for injury to any person or persons, or property, occurring from any cause or causes in or connected with the operation, control and management of the demised premises.

EIGHTH: The party of the second part shall not have the right, privilege, or authority to sub-lease the demised premises, or any portion thereof to any person, or persons, for a period of time more than one year without the written consent and approval of the said party of the first part.

NINTH: The party of the second part covenants and agrees to keep the building situated upon the lands above described insured in a reputable fire insurance company in the sum of \$7,500.00, and the cost of premium thereof shall be paid by the party of the second part.

TENTH: The party of the first part shall not be liable for any repairs, alterations or changes in the building situated on the demised premises, or any changes, improvements or alteration on said grounds in and about the said lands, the cost for shrubbery, plants, etc., connected with the grounds and managements of said building, and the same shall at all times be paid by the party of the second part.

IN WITNESS WHEREOF, the parties to this instrument have set their hands and seals the day and year above written.

Signed, sealed and delivered
in presence of:

Witnesses as to the signature

of party of the first part.

CITY OF LAKE CITY, FLORIDA, a municipal
corporation

By

Mayor

ATTEST:

Clerk

THE WOMAN'S CLUB, of Lake City, Florida,
a corporation.

By

President

ATTEST:

Secretary

Witnesses as to the signature

of party of the second part

Approved as to form and correctness thereof.

City Attorney



STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY, That on this the 17th day of June, A. D., 1946, before me personally appeared, H. G. Cochran and R. C. Mansfield, respectively Mayor and City Clerk of the City of Lake City, Florida, a municipal corporation, under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing Lease to The Woman's Club, of the City of Lake City, Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Lake City, in the County of Columbia and State of Florida, the day and year last aforesaid.

Maudie G. Hammons
Notary Public, State of Florida
at Large

My commission expires:
Notary Public, State of Florida at Large
My Commission Expires April 16, 1950

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY, That on this the 1st day of July, A. D., 1946, before me personally appeared, Mrs. Lammie M. Mott, and Lillian L. Mott, respectively President and Recording Secretary of The Woman's Club, of Lake City, Florida, a corporation, under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing Lease and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Lake City, in the County of Columbia and State of Florida, on the day and year last aforesaid.

Maudie G. Hammons
Notary Public, State of Florida
at Large

My commission expires:
Notary Public, State of Florida at Large
My Commission Expires April 16, 1950

Clerk's No. 54523

State of Florida, County of Columbia

Filed for record on this 4th day of October, 1946, and recorded in

Deeds Book No. 53 page 529

Witness my hand and official seal the date last aforesaid.

HUGO B. SUMMERS, Clerk Circuit Court

By Rochester Saunders
Deputy Clerk