

BANK BOOKS WORTH STATIONERY CO. KANSAS CITY MO 64101

From John Gardner

LEASE.

To Harry Hutchings

State of Kansas, Douglas County, ss;  
This instrument filed for record  
March 2nd, 1926 at 2:10 PM.J. E. Williams  
Register of Deeds

This Indenture, Made this 15 day of February in the year of our Lord one thousand nine hundred and Twenty six, between John Gardner of Lawrence, in the County of Douglas and State of Kansas, of the first part, and H. Hutchings of Lawrence, in the County of Douglas and State of Kansas, of the second part,

Witnesseth, That the said part of the first part, in consideration of the rents and covenants herein specified, do hereby let lease to the said part of the second part, the following described property, to-wit:

The business property known as 832 Massachusetts Street in the City of Lawrence, State of Kansas including basement, ground floor and second floor.

It is provided that party of the first part is bound, under this lease to keep the roof, gutters, walls (outside) and sidewalk in repair and is in no manner to be held liable for gas, water, electricity or telephone charges of any tenants in said building.

Party of the second part binds himself to pay for all repairs inside the building, including also the painting of the front both upstairs and down. Also all water, gas, electric or telephone bills that may be incurred in the building during the term of this lease,

with appurtenances, for the term of Twenty four months, to commence the first day of March A.D. 1926, at the monthly rent of Seventy and 00/100 Dollars payable monthly in advance.

Provided that in case any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the said party of the first part, or his attorney to re-enter into and repossess the said premises, and the said party of the second part, and each and every other occupant to remove and put out. And the said party of the second part does hereby hire the said premises for the term above mentioned and does covenant and promise to pay the said party of the first part, as rent for the said premises, the sum of One Thousand Six Hundred and Eighty Dollars in time and manner aforesaid.

And the said party of the second part hereby expressly waive the benefit of all the exemption laws of the State of Kansas relating to personal property, for the payment of said rent and further agree that he will at his own expense, during the continuance of this Lease keep the said premises, and every part thereof, in good repair, and will not re-lease or assign this Lease without the written consent of the said party of the first part, and at the expiration of the said term, will yield and deliver up the same, in like condition as when taken, reasonable use and wear thereof and damage by the elements excepted. And said party of the first part, does covenant that the said party of the second part, on paying the aforesaid installments and performing all the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

Witness our hands and seals the day and year above written.

Signed sealed and delivered in presence of  
Henry Albach.

Harry Hutchings Seal  
John Gardner Seal

From Merchants Loan & Savings Bank,  
To Fred Bliesner Guardian

RELEASE.

State of Kansas Douglas County, ss;  
This instrument filed March 3rd, 1926 at  
9:05 A.M.

J. E. Williams  
Register of Deeds

RELEASE AND RELINQUISHMENT.

KNOW ALL MEN BY THESE PRESENTS, That Whereas, under date of September 7, 1925, the Probate Court of Douglas County, Kansas, made its certain order in the matter of the Estates of Carl Brownlee Bliesner and Richard Alan Bliesner, minors, authorizing and directing Fred Bliesner, Guardian of said Minors, to mortgage the undivided one-half interest of said minors in Lot #185 on Vermont Street, in the City of Lawrence, Douglas County, Kansas, and thereafter and on September 8, 1925 the said Probate Court approved the mortgaging thereof to the Merchants Loan and Savings Bank, of Lawrence, Kansas, as appears of record; in said Probate Court, and

Whereas, the said mortgage made in pursuance of said order of the Probate Court of Douglas County, Kansas, dated September 8, 1925, made by Fred Bliesner as Guardian of said minors, covering the interests of said minors in only the North half of said Lot #185 on Vermont Street aforesaid, and also executed by said Fred Bliesner and his wife, for their interest individually owned, was thereafter duly filed for record in the office of the Register of Deeds of Douglas County, Kansas, and duly recorded in Book 69 of Mortgages, at page 104 and

Whereas, Ann Brownlee was at all of the times and dates above mentioned the owner of the South half of said Lot #185 on Vermont Street, in the City of Lawrence, Kansas, and the said minors above named had no interest in and to said South Half of Lot #185 on Vermont Street aforesaid, and the proceedings in the Probate Court of Douglas County, Kansas, above referred to, constitute a cloud on the title to the real estate owned by said Ann Brownlee, and it is the desire of the said Merchants Loan & Savings Bank, of Lawrence, Kansas, to assist in removing said cloud.

Now Therefore, In consideration of the premises, said Merchants Loan & Savings Bank, of Lawrence, Kansas, does hereby release and relinquish unto said Ann Brownlee any right, title and interest it may have in and to the South Half of Lot #185 on Vermont Street, in the City of Lawrence, Douglas County, Kansas, by reason of the above mentioned orders of the Probate Court of Douglas County, Kansas.

In Witness Whereof, The said Merchants Loan & Savings Bank of Lawrence, Kansas, has caused this instrument to be executed on its behalf by its president, thereunto duly authorized so to do, as attested by its Cashier and its corporate seal to be hereto affixed, this 1st day of March A.D. 1926.

W. M. Newmark  
President of The Merchants Loan & Savings Bank  
of Lawrence, Kansas.

Corp Seal  
Attest:  
F. C. Whipple  
Cashier of The Merchants Loan & Savings Bank  
of Lawrence, Kansas-----