Printed and Sold by JAMES HOGAN, No. 339 Chestnut St., Phila.
ack matter, or things whereby or in consequence whereof the policy or policies of insurance
The Discourse of the second of
of Octobe A. D., One Thousand Eight Hundred and semiffin, Between  the Library of Philadelphia —  hereinafter called the Lessor
of October A. D., One Thousand Eight Hundred and Kenneyen, Between
the Library Company of Madelpha -
of the one part, and W. H. Phillip
of the one part, and
the expusition thereof, peaceably, deliver up the said denised promises in the like good profer-
hereinafter called the Lessee of the other part, Witnesseth that the Lessor doth hereby demise
and let unto the Lessee, All that brick dwelling situate No. 214
worth Junter Plus
The second state of the second second processors therein contained for the second second second second second
for the Term of kin Months - to commence and be computed from the fifth
for the Term of lin Months — to commence and be computed from the fifth day of October — a ON Together with
fundament and seems the day and the seems of
A second
Yielding and paying therefor and thereout unto the Lessor 5
and assigns, the Months rent or sum of fiftee dollars _
on the fifth day of each and even month.  And also yielding and paying therefor and thereout unto the Lessors and their
And also vielding and naving therefor and thereout unto the Lesson and The
and assigns, from time to time, as the same shall grow due, All such sum
or sums for the use of gas water and public drains or sewers which shall be by any lawful
authority assessed to or chargeable upon the demised premises, and which by the terms of the
Lease or otherwise shall and ought to be payable by the Lessee,
<b>Upon condition</b> nevertheless, and it is hereby mutually covenanted and agreed by
and between the Lessor and Lessee for themselves, their respective heirs, executors, administrators, or successors, and assigns as the case may be, in manner following; that is to say, that:
I. The Lessee shall and will pay the rents hereby reserved on the days and times when
the same ought to be paid according to the stipulations hereof.
II. The Lessee shall and will pay for all gas consumed by , according to the
regulations of the Gas Office, as the same shall become due, and shall also pay all water and
sewer rent, lawfully assessed to the premises during the term aforesaid, or any renewal thereof.
III. The Lessee shall not occupy or permit to be occupied, the demised premises otherwise than as a decided of the lessee shall not occupy or permit to be occupied, the demised premises otherwise than as a decided of the lessee shall not occupy or permit to be occupied, the demised premises otherwise than as a decided of the lessee shall not occupy or permit to be occupied, the demised premises otherwise than as a decided of the lessee shall not occupy or permit to be occupied.
wise than as a dwelling for his famile nor shall the Lessee assign the term hereby created or underlet the premises, without the written consent of the Lessor, to be
endorsed on this Indenture of Lease; and it is hereby agreed and provided that any lawfu!
levy or sale on execution or other legal process, and also any assignment or sale in bankruptcy
or insolvency, or under any other compulsory procedure, shall be deemed and taken to be an
assignment within the meaning of this Lease.

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IV. The Lessee shall not do or commit, or willingly suffer to be done or committed, any act, matter, or thing, whereby or in consequence whereof, the policy or policies of insurance on the demised premises, or on any premises whereof the same are part, according to the conditions and stipulations thereof shall become avoided or suspended.

V. The Lessee hereby waives and dispenses unto the Lessor all laws which do now or hereafter shall exempt any property upon the demised premises or elsewhere belonging to the Lessee, from levy and sale upon distress for the rents or sums of money hereby reserved, or upon an execution on any judgment obtained in an action brought for breach of any of the covenants herein contained.

VI. The Lessee shall and will, during the continuance of the said term, keep and at the expiration thereof peaceably deliver up the said demised premises in the like good order and condition as they now are, ordinary wear and tear and casualties by fire and unavoidable accident only excepted.

VII. If the Lessee shall hold over after the expiration of the term hereby created, with the consent of the Lessor, it shall be deemed and taken to be a renewal of this Lease, and of all the terms, conditions, covenants, and provisoes therein contained, for the term of another month and so on from Month to Month, until either party shall give thirty days previous notice to the other of an intention to determine the tenancy at the end of any month

provided always, that if the Lessee shall fail or omit to pay the rents or sums hereby reserved, on the days and times when the same are made payable, or within days thereafter, or shall in any other respect violate any of the conditions and covenants hereinabove contained, then this Indenture of Lease and the term hereby created shall become absolutely void at the option of the Lessor, to be signified by the Lessor's causing a written notice of their intention so to determine the Lease on a day to be therein fixed, to be delivered to the Lessee, or left upon the premises at least ten days previous to the day so fixed: And when the Lease

shall be so determined by condition broken and notice as aforesaid, and also when and as soon as the term hereby created shall have expired by its own limitation, it shall be lawful for any attorney of any Court of this County, to appear for the Lessee in an action of ejectment to be therein brought by the Lessor for the recovery of the demised premises, and therein confess judgment by non sum informatus nil dicit or otherwise, without stay of execution by entry of bail or otherwise, and with waiver and release of all errors in the said judgment or any process and proceedings thereon: provided that the Lessor shall first cause to be filed in such action an affidavit made by the or some one on the behalf, setting forth the facts necessary to authorise the entry of such judgment according to the terms of this Lease, of which facts such affidavit shall be evidence, and if a true copy of this Lease shall be annexed to such affidavit it shall not be necessary to file the original as a warrant of attorney, any rule of Court to the contrary notwithstanding: But no such determination of this Lease by notice as aforesaid or otherwise, nor any recovery in ejectment upon any such judgment by confession, shall operate to relieve the Lessee from liability in damages for the breach of any covenant herein contained. And provided, that all the reservations, conditions, covenants and provisoes herein contained shall bind and be available to the heirs or successors, executors, administrators or assigns as the case may be of the Lessor and Lessee respectively, as though in each case In colitness whereof, the parties hereto have interchangeably set their hands and seals the day and year first above written.

Sealed and delivered in the presence of

Charles F. Gurany

Co. H. X Phillips make



the undersigned in consideration of the execution of the foregoing Lease by the above named Lessor, do hereby covenant and agree to and with the said above named Lessor

and assigns, that the said above named Lessee

and assigns shall and will well and faithfully perform all the covenants and conditions in the said

Lease contained, and by

and them to be done and performed.

Witness my hand and seal the said

day of

Sealed and delivered in the presence of



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