

Lease

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on the 13th November 1951 day of the week Monday. The undersigning parties (hereinafter called for brevity the lessor) and Mr. (identity card serial No. residents, agree as follows. lets (as the lessor) to other parties the connecting rooms, bearing identifying numbers two and four, on the seventh floor of his own building located at The agreement terms and rental are as follows:

I. Duration.

- a/ The duration of the present lease is limited, beginning on November 14 1950 and ending on November 14, 1951.
- b/ The lease ended, the lessee is obliged to deliver, without excuse, the premises in the same excellent condition he received it today. The lessee is responsible for any tear and/or wear he caused, excepted the ones due to the normal use. In the conception of the normal use are excepted: breaks of window glass, loss of keys, and any damage done to locks, electrical, hydraulic and internal telephone installations, all of which are at his expense.
- c/ The lessee states that he fully and unreservedly abandons any privilege arising from the present rent price control and/or any which is possible to be given by any future legislation. He states also that he considers and admits that the agreed rental is legal, right, and fair, and according to his business. The lessee abandons any request for reducing the rental.

II. Rental.

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- a/ The rental shall be at the rate of month and shall be paid as follows: six million e.g., five months rental from 14.11.50 till 14.4.51 simultaneously with the signing of the present contract today. On the 14.4.51 are going to be paid in advance the remaining seven rentals e.g., till the expiration of the present lease on 14.11.51. In this sum shall be balanced and the deposited guarantee. A written receipt shall be given by the lessor or his plenipotentiary to the lessee. Any other evidence is excepted even the oath. The payment shall be done at the house and office of the lessor in time.
- b/ The lessee will pay also every month together with the rental any owed sum dependent to this contract.
- c/ The toleration of lessor, in receiving the rental one or more days after the first days of each month, cannot be conceived as an amendment to the terms and agreements of the present contract. It cannot be considered also as creating any right in favor of the lessee. He is always obliged to pay the rental as it has been previously stipulated.

III. Destination and use of the premises.

- a/ The premises shall be always used as a business office. It is prohibited to the lessees to use it otherwise.
- b/ The lessee states in the present contract that he has received the premises which happen to be of his full approval and suitable for the purpose he wants, in excellent condition. That the window glass, locks, keys, and in general the installations: specially the hydraulic, electrical lighting and interior telephone, being examined by himself in detail.

- c/ It is expressly prohibited that any person is going to stay during the night at the premises.
- d/ It is expressly prohibited to put in the premises inflammable items, any items with smell, any items making noise and/or disturbing somehow the lessees of the other apartments. Also items that might tear or wear the premises.
- e/ It is prohibited for the lessee to put in the premises a safe and/or any items heavier than 150 kilograms, without an authorising special letter of the lessor. The positions in which the lessee shall place the safes or other heavy items shall be indicated by the lessor to the lessee in a letter.
- g/ The sublease and/or the cession of the premises and the change of its professional use to anyone even without the payment of a rental is permitted only after a written special permission of the lessor. It is permitted also to engage a partner after a written approval of the lessor. The lessee remains always responsible for the fulfilment of the terms and agreements of the present contract and the payment of the rental.
- h/ It is prohibited for the lessee to light a fire inside the premises and/or use a stove for heating except an electric one.
- i/ It is prohibited to install any electrically moved and/or any machine except ventilators, without an explicit approving letter of the lessor. It is prohibited also to charge electric batteries of any kind, any time of the day or night.
- j/ If, due to the purpose for which the premises are intended to be used and/or due to the kind of items that shall be stored into the premises, the insurance company to which the house shall be or is already insured, should ask a greater insurance premium than the regular one against fire for the whole house (to which the premises is an apartment) the lessee is obliged to pay to the lessor the difference which the lessor might pay to the insurance company. The insurance premium is fixed by the lessor.
- k/ It is prohibited for the lessee to put and/or expose boxes and/or any items in the corridors and halls in front of his premises.

IV. Repairs, accessories, titles, etc.

- a/ During the present lease, the lessee is free from any repair and/or mending of the premises. Any such repair carried out by the lessee is at his expense and must be done with the approval and under the supervision of the lessor. The lease ended or somehow terminated, any improvement remains in the advantage of the lessor and the lessee cannot claim any

Especially the lessee is obliged to use a technician appointed by the lessor in order to repair the electrical installations and/or to put any additions which have been approved by the lessor.

- b/ It is prohibited for the lessee to put any accessories or to make any changes to the premises except to put timber partitions. It is prohibited also for the lessee to change the color of the facade and the frames. The lease ended, the lessee is obliged to deliver the premises without the timber partitions he may have installed, otherwise they shall remain as a profit for the lessor.
- c/ It is strictly prohibited for the lessee to put and/or hang inscriptions or advertisements, also to put a web or any kind of items in the facade of the premises, the balconies, the stairs and the corridors of the building. Those items can be put only outside the office doors and the board which is in the entrance of [REDACTED] but without projecting. 25X1A6a
On the boards which exist for this purpose in the main entrance of the building, it is permitted to put signs of the same dimensions of the boards.
- d/ The lessee does not have the right to put in the house where the premises are his own mail box.
- e/ The lessor has the right to perform any repair whenever he wants in the premises or at any place in the building. Also he can make additions or changes to the building without being obliged to ask the lessee, to pay him an indemnity or to reduce the rental.
- f/ The lessee is obliged to immediately restore, even before the end of the lease, any wear, tear, and damage that has been made to the premises by himself, his employees and his laborers.

V. Electric light, water, cleanliness

- a/ The lessor is responsible to issue electric light for the lessee, if the electrical company provides any to him. The lessee must pay to the lessor the price of the current he uses, which is indicated in the meter that exists in the premises. The bill shall be paid to the lessor in the same time the rental is paid. See article No. 6 of the present contract. If the lessee delays the payment of the bill, the lessor has the right to cut off the light without any warning. He shall also undertake the eviction of the lessee as in article 35.
- b/ The lessees have the right to use the building's elevator in order to go upstairs and downstairs. The lessor is obliged to take care of the good and regular function of the elevator, but has no responsibility if due to a break the operation of the elevator delays. In any case, the lessee has not the right to ask the lessor the payment of an indemnity or the termination of the lease because the elevator does not work.

- c/ The lessor undertakes no responsibility to provide a telephone communication to the lessee except the interior one with the coffee-house of the building, the lessee being obliged to take his coffees and drinks from that particular shop. The lessee can have his own telephone with his expenses after getting a written approval from the lessor. The lessor undertakes no responsibility to provide water to the premises. The lessee is obliged to pay the obligatory water supply.
- d/ The cleaning of the premises is the responsibility of the lessee and must be carried out at hours the lessor suggests. The lessee cannot hire his own cleaners and must use the special ones of the building. He is obliged to throw the rubbish in a waste basket, the place of which the lessor is going to suggest. The lessee is responsible for paying the rubbish tax.
- e/ The lessee promises to keep the regulations of the building in which the premises belong.

VI.° Judiciary:

- a/ The lessee assigns from now on, as his representative, the secretary of the [redacted] lower court, to which the lessor, in case of an absence of the lessee, can legally and validly serve any legal document and lawsuit which emanates from the present contract. Eviction lawsuit is included. Proper court to try any difference in the payment of the rentals and any sum disputable in the lawsuits and/or any indemnity is the [redacted] magistrates court.

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VII. Guarantee

The lessee paid today to the lessor a guarantee of [redacted] which shall remain deposited without interest and shall be returned to the lessee the date of the expiration of the contract, if he fulfills all his obligations of the present contract. The furniture the lessee is going to bring into the premises shall remain as a guarantee for the fulfillment of the terms of the present contract. The lessee can balance any claim against the lessor in part or in full with the guarantee he already paid. But in case the lessee is late in paying the rental, this guarantee goes at the benefit of the lessor.

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VIII. Generalities.

- a/ The lessee is obliged during the last two months of the lease to permit the visiting to the premises of persons wishing to lease the premises after the present lease is over. Visiting hours every day from 12 till 1 .m., and from 5 till 6 p.m.
- b/ Opening hours for the building in which the premises belong in summer time 7 a.m. - 11 p.m., winter time 8 a.m. - 11 p.m.
- c/ It is prohibited for the lessee to purchase coffee-house drinks from outside, if there is a coffee-house functioning

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- c/ The delay in paying the rental even for one month and/or any sum emanating from this contract, and the break of a term of the present contract gives the right to the lessor to break the present lease and ask the eviction of the lessee from the premises according to the articles of the law about evicting peevish lessees. In case of eviction of the lessee, the latter is obliged to pay to the lessor all the rentals up to the end of the lease, even if those rentals are not served. Those rentals shall be claimed as a fine and indemnity.
- d/ The lessee is obliged to pay each month, together with the rental and with the same terms and obligations, one hundred [redacted] for his obligatory use of the elevators, interior telephones, cleanliness and light of utilities, etc. 25X1A6a
- e/ The lessee paid today to the lessor the sum of [redacted] as a guarantee for the expenditure of the electric light. This sum shall remain deposited without interest till the end of the present lease and shall be returned to the lessee after the payment of all the bills concerning expenditure of electric light. 25X1A6a
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The present has been written in two copies and each of the contracting parties received one.

The contractors -

*See Voucher No. 36 - Feb. 4c
(Included in schedule of
expenses of Lyle O. Kelly)*