

THIS INDENTURE made and executed this *30th* day of April, A. D. 1915 by and between the City of Manchester, in the County of Hillsborough and State of New Hampshire, a municipal corporation duly established by law, party of the first part, and Division No.7 Ancient Order of Hibernians, a corporation duly organized under the laws of said State of New Hampshire, its successors and assigns, party of the second part,

WITNESSETH, that for and in consideration of the rents, covenants and agreements to be paid and performed on the part of the said party of the second part, the said party of the first part has agreed to lease, demise and let and does hereby lease, demise and let to the said party of the second part the second and third floors of the Battery Building, so called, situate on Manchester Street in said Manchester together with all the appurtenances thereunto belonging including the right to use the stairs and hallways for the purpose of entering and leaving said leased premises.

TO HAVE AND TO HOLD the same to the said lessee, its successors and assigns, for and during the term of one year from the first day of April, 1915, the said lessee yielding and paying therefor the monthly rent of twenty dollars during the said term in the manner hereinafter provided. And the said lessor covenants with the said lessee, its successors and assigns, that it may occupy the premises hereby leased during the term aforesaid peaceably and quietly and free from all lawful claims and demands of every and all other persons, but it is specifically agreed between the parties hereto that if said lessor decides to sell or otherwise dispose of said property then the said lessor may at any time upon sixty days notice in writing to said lessee terminate this lease before the expiration hereof without damage.

And the said lessee, for itself, its successors and assigns covenants with the said lessor that it, the said lessee, will pay to the said lessor the sum of twenty dollars as the monthly rental of said premises, the said sum of twenty dollars to be paid on or before the tenth day of each and every month during the term of said

lease, and that it, the said lessee, will not suffer any waste of, in, or upon the premises, that it will not lease nor underlet, nor permit any other person or persons to occupy or improve the same, nor carry on therein any offensive trade or business, nor make nor suffer to be made any alterations therein, but with the approbation, in writing, of said lessor; that it will not suffer any ashes to remain in said building after the same are removed from the hearth or stove, unless in a safe deposit of iron, brick or stone; nor do any act nor transact any business by which the insurance on said building may be affected; that said lessor may enter to view and make improvements and expel said lessee if it the said lessee shall fail to pay the rent aforesaid as aforesaid, or make or suffer any strip or waste thereof, or for failure to perform any of the agreements herein contained; and further that said lessee shall peaceably and quietly quit and deliver up the premises to the said lessor, or its attorney, at the expiration or other termination of this lease, in as good order and condition, reasonable and careful usage thereof and unavoidable casualties excepted, as the same now are or may be put into by the said lessor, or by the said lessee; provided, however, that if said premises shall, from fire or other casualty, without fault or negligence on the part of the said lessee, in whole or in part, become untenable, there shall be proportional abatement or suspension of rent during the time said premises shall so remain untenable.

It is further agreed that the expense of the water supply for said leased premises shall be borne by the said party of the first part; the expense of lighting, and of making interior repairs, of said leased premises, shall be borne by the said party of the second part; that the expense of heating the said Battery Building shall be borne by the party of the second part, the party of the first part agreeing to furnish the necessary labor to operate the boiler heating the said premises.

It is further agreed that should the party of the first part desire to use the second floor of said Battery Building for caucus and election purposes, the party of the second part hereby consents to the same.

IN TESTIMONY WHEREOF, the parties have hereunto interchangeably set their hands and seals the day and year first herein written.

Witnesses:

Auth L. Stearns

City of Manchester, N. H.

By *Harry M. Spanning*
Mayor.

Division No. 7, Ancient Order of Hibernians,

A. W. Purvis

By

M. J. Dolphin
President Division #10 A.O.H.

E. G. Jones

J. Weston Campbell
Treasurer Division #7 A.O.H.

EXPIRES JULY 1900
DIVISION NO. 7, A.O.H.
Treasurer of Eastern Building



Lease of Battery Building

Division No. 7, A.O.H.

Expires March 31, 1916.

City of Manchester, N. H.

Division No. 7, Ancient Order of
Hibernians,

BY

W. J. ...
President ...
of ...
...

Witnesses:

Out ...

...

...

It is further agreed that should the party of the first
part desire to use the second floor of said Battery Building for
census and election purposes, the party of the second part hereby
consents to the same.
IN TESTIMONY WHEREOF, the parties have hereunto inter-
changedly set their hands and seals the day and year first herein
written.