

Sol Ashin and
Simon Ashin

Lease

To
J. Morris and Co.

This Indenture, made and entered into at Eureka County State of Nevada, this Fourteenth day of April A.D. One Thousand Eight Hundred and Eighty Between Solomon Ashin and Simon Ashin by his attorney in fact M. A. Ashin, the said Solomon and Simon Ashin being partners doing business under firm name and style of S. Ashin & Brothers the parties of the first part and J. Morris and Company of the second part, Witnesseth, That the said parties of the first part, have letten, and by these presents do grant, demise, and let unto the said parties of the second part, and the said parties of the second part have hired and taken, and by these presents do hire and take of and from the said parties of the first part That certain stone Building belonging to the parties of the first part being twenty five feet wide by sixty feet deep and situated upon the west side of Main Street in the town of Eureka and being upon Lot No (3) in Block No (2) in the Monroe Survey of the Town of Eureka. The only part of said premises hereby demised is the eastern portion of said lot and Building of the dimensions aforesaid twenty five by sixty feet, with the appurtenances for the space of three years (3) from the First day of May A. D. One Thousand Eight Hundred and eighty at the monthly rent or sum of Two hundred and fifty Dollars, payable monthly in advance, in equal payments of Two hundred and fifty Dollars in Gold coin of the United States, of the Standard of A. D. 1861. Provided that the sum of one thousand Dollars for the four first months rent shall be paid in advance upon the first day of May 1880, and after the expiration of the said four months, the said rent shall be paid monthly in advance. And it is Agreed, That if 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 parties of the first part to re-enter the said premises, and to remove all persons therefrom. And it is further mutually agreed between the parties hereto that the said parties of the second part are to have the privilege of leasing said premises for three years more at the expiration of the term herein before mentioned should they desire to do so at the same rental as herein expressed. And the said parties of the second part do hereby covenant to pay the said parties of the first part the said monthly rent, herein reserved in the manner herein specified. And not to let or underlet the whole or any part of said premises, without the written consent of the said parties of the first part; and not to assign this Lease without the written consent of the said parties of the first part. And that at the expiration of said term, or any sooner determination of this Lease, the said parties of the second part will quit and surrender the premises hereby demised, in as good order and condition as reasonable use and wear thereof will permit, damages by the elements excepted. And if the parties of the second part shall hold over the said term with the consent, express or implied, of the party of the first part, such holding shall be construed to be a tenancy only from month to month. And it is further understood and agreed between the parties hereto that the said parties of the second part are to furnish their own counters shelving and fixtures to be used in said store building, and are to have the privilege of removing the same at the expiration of this lease as hereinbefore mentioned. And it is further agreed between the parties hereto that possession of said premises shall be delivered to the said party of the second part upon the 21st day of April 1880. In Witness Whereof, the said parties have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the Presence of
G. W. Baker
David M. Steindler

Sol Ashim
Simon Ashim
By his attorney in fact
M. A. Ashim
J. Morris & Co

L.S.
L.S.
L.S.

State of Nevada, }
County of Esmeralda. } ss.

On this 15th day of April A.D. 1880 before me, John T Baker a Notary Public in and for the County and State aforesaid, personally appeared G.W. Baker known to me to be the same person whose name is subscribed to the annexed instrument, as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in Esmeralda County Nevada that he was present and saw Sol Ashim, M. A. Ashim attorney in fact for Simon Ashim and J. Morris personally known to him to be the same persons described in and who executed the said Instrument, as a party thereto, Sign, Seal and Deliver the same; and that the said Sol Ashim, M. A. Ashim attorney in fact for Simon Ashim and J. Morris acknowledged in the presence of said affiant; that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned, and that he, the said affiant, subscribed his name to said Instrument as a witness thereof.

In Witness Whereof, I have hereunto set my hand.

and affixed my Official Seal, at my office in the town
of Eureka, Nevada, the day and year in this certificate
just above written.

Seal

John T Baker
Notary Public

Recorded at the Request of W M Steindler April 19th A. D. 1880,
at 50 minutes past 3 P. M.

Benj. C. Levy.
Recorder.