

LEASE

Mr. *Harkey Apartments*
gives in rent to Mr. *Eric S. Galt*
as tenant, of the same place, with promise to permit the said tenant to peaceably enjoy for the space of *eight months*
months, beginning the ~~first~~ *first* day of *July 1967*
of *January 1968*, the use of a certain dwelling situated on *2589 ... the same bldg.*

bearing the number *Apt 18* of the same street, also, all that pertains thereto, without exception or reverse; the said tenant declaring himself fully cognizant of same, and requiring no further designation thereof, and of being satisfied therewith.

This present lease is moreover made for the sum of *Four hundred and fifty dollars*
\$450.00 dollars, in currency of this Province, for and during the said space of time with the said tenant, who promises to faithfully and duly pay or have disbursed to the said lessor, at his office, or to his legal representatives, by equal instalments of *\$75.00* dollars each, of which the first payment becomes due and payable on the *first* day of *July 1967* current, in advance, and thence consecutively from month to month until the expiration of the present lease. Under no consideration has the tenant the right to give up the present lease.

To suitably heat the premises let during the cold season. To keep in good order the water-pipes throughout their entire length, the drains or sewers, water-taps, sinks, water-closets, etc. The said tenant shall make no change in the said rented premises without the consent of the lessor. To satisfy all the requirements exacted by the police and corporation authorities for which tenants in general are responsible. To have at his own expense the chimneys swept, the yard kept clean, and any damage resulting from negligence in doing same to be at his own cost and peril. To permit the lessor during the ... month that shall precede the termination of this present lease the right to have said rented premises visited by such persons as may desire renting them, between nine o'clock in the morning and five in the evening, as also, in this connection, or in case of sale, to allow the lessor the right of posting a notice of same.

To furnish said rented premises according to law.

The said lessor shall not be held to make any repairs whatever, not even repairs required by law unless such repairs be herein stipulated.

The said lessor shall not be responsible for any damage, trouble or nuisance that the neighbors may cause said tenant, nor for any damage resulting from the fall of snow or icicles upon any one whatsoever, the said tenant being alone responsible for such damage. He shall not keep on the premises rented either pigeons, dogs or fowl, or other animals whatever, and under penalty of damages shall not saw or split wood in said dwelling. The yard is in common with the other tenants. The said tenant, besides, shall pay the water-tax. All repairs or improvements made in the said rented premises and made by the tenant shall remain after the expiration of the term of his lease without any indemnity from the said lessor.

It is stipulated that should the said tenant abandon the premises rented before the expiration of his lease, the said lessor may then take immediate possession and let them to his own profit by right of damages and indemnity, without prejudices to his claims and legal recourse against the said tenant for the rents due and coming due by virtue of this lease. During the term of this present lease, the tenant is to keep said premises in such repair as devolves upon a tenant, and to return at the expiration of the present lease in good condition, and without the lessor being compelled to give any notice to such effect.

The tenant assumes responsibility for any willful or damage to the property caused by his negligence or carelessness. Payment of \$75.00 from Dec 15 to Jan 15/68 has been made by lessor to be signed in duplicate.
Signed in duplicate, this *Nineteenth* day of *July* 1967

in the event of his ... taking the lease

Landlord *H. Rothman*
Tenant *Eric S. Galt*