

COPY

THIS AGREEMENT, made and executed in duplicate this ___ Day of October, 1956, by and between James McSherry, Executor of the last Will and Testament of Maria Tyler Hayward, deceased, hereinafter known as the "Lessor", and Carl P. Ridgeley and Emma Ridgeley, his wife, hereinafter known as the "Lessees".

WITNESSETH: That for and in consideration of the rent hereinafter reserved, and the mutual covenants and agreements herein contained, the Lessor does hereby lease and demise unto the Lessees, to occupy and use as a dwelling place, a four (4) room frame cottage located on the farm of the deceased, known as "Brocton Orchards", in Harmony Grove, Frederick County, Maryland, for the period of one (1) year beginning on the 1st day of November, 1956 and ending on the 31st day of October, 1957, at and for the sum of Five Hundred and Forty Dollars (\$540), payable monthly at the rate of Forty-five Dollars (\$45) per month, in advance on the 1st day of each and every month during the term hereof, or any renewal.

The covenants and agreements being as follows:

1st. The Lessees agree to pay to the Lessor, the rent as aforesaid, and in the manner hereinbefore set forth;

2nd. The Lessor will furnish sufficient paint for the interior trim; the Lessees to furnish the labor therefor;

3rd. The Lessees will pay for all heating and electric current used;

4th. This lease shall not be assigned, and no part of this property shall be subject;

5th. This lease shall renew itself for a like period of one (1) year, upon the same terms and conditions, unless prior to sixty (60) days from the expiration date hereof, either party shall furnish the other with written notice of his or their intention not to renew the same,

6th. The Lessees agree to yield up and surrender said premises at the expiration date hereof, in the like good order and condition as the same are now, ordinary wear and tear excepted.

WITNESS our hands and seals the day and year first above written.

WITNESS:

Preston Johnson

James McSherry (SEAL)
James McSherry, Executor of the
Last Will and Testament of Maria
Tyler Hayward (Landlord)

Preston Johnson

Carl P. Ridgeley (SEAL)
Carl P. Ridgeley

Emma V. Ridgeley (SEAL)
Emma Ridgeley (Lessee)