

WI-327

## LEASE

THIS LEASE made this day between STANLEY W. ANDERSON and PATRICIA R. ANDERSON, husband and wife, hereinafter called "Lessors", and KATHRYN FRASIER, hereinafter called "Lessee",

## WITNESSETH:

In consideration of the mutual promises contained herein, Lessors do hereby lease to the Lessee, and the Lessee leases from the Lessors the hereinafter described real estate and personal property according to the terms and conditions hereinafter set forth.

Section 1. SURRENDER OF LEASE: By written Lease dated December 10, 1974, Lessors leased the hereinafter described real estate to Lessee for a term of five (5) years expiring December 9, 1979. Lessee hereby surrenders said Lease to Lessors and Lessors hereby accept the surrender of said prior Lease.

Section 2. TERM: The Lessors do hereby grant and let unto the Lessee the hereinafter described real estate and personal property for a term of ten (10) years, commencing on the 1st day of December, 1977, and terminating on the 30th day of November, 1987.

A portion of the leased premises are presently occupied by one James Carr as a tenant of Lessors. Lessors are presently taking the necessary action to terminate the tenancy of the said James Carr. In the event Lessors cannot deliver to Lessee possession of that portion of the leased premises now or formerly occupied by the said James Carr on or before December 1, 1977, the term of this Lease shall nevertheless commence on December 1, 1977. In such event however, it is agreed that until such time as possession of that portion of the leased premises can be delivered to Lessee, the agreed rent shall be reduced to \$380.00 per month and the rent shall be adjusted pro-rata for any part of a month for which full possession is not granted.

