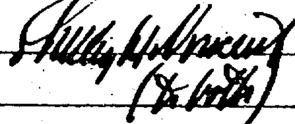
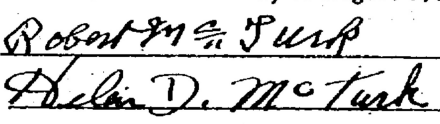


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For title, see Deed of Frank E. Mann to Thomas McTurk, dated April 5, 1904, recorded with Norfolk Deeds, Book 970, Page 214.

N O F F my title, see estate of Thomas McTurk, Worcester County.
A N A N
O F F I O Helen D. McTurk, release to the grantee all rights of dower and homestead and other interests in the granted premises.

WITNESS our hands and seals this 29th day of August 1960.

 
Robert W. McTurk
Helen D. McTurk

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

August 29, 1960

Then personally appeared the above named Robert McTurk and acknowledged the foregoing instrument to be his free act and deed, before me,


Shelley D. Vincent, Notary Public
My commission expires July 12, 1966

Recorded Dec. 8, 1960 at 10h. 28m. A.M.

THIS INDENTURE, made the 1st day of October, in the year of our Lord one thousand nine hundred and sixty.

WITNESSETH, That we, ROBERT W. McTURK and NANCY A. McTURK, husband and wife, both of Mendon, Worcester County, Commonwealth of Massachusetts, do hereby lease, demise and let unto CLARENCE E. VARNEY, of said Mendon, County and Commonwealth aforesaid and DONALD A. VARNEY of Bellingham, Norfolk County, in said Commonwealth, the following described premises, to wit:-

A certain farm situated in Mendon and Bellingham, Mass., containing about forty acres of land, with the exception of the dwelling house & garage thereon which the lessors expressly exclude from this lease. However, the farm buildings, barn and silo, and other outbuildings, are included in this lease.

The premises in question are set forth and described in the following deeds to which reference may be had for a more particular description:

1. Caleb Adams to Laban and Elias T. Bates, dated December 30, 1861, recorded with Norfolk Deeds, Book 305, Page 273.
2. Frank E. Mann to Thomas McTurk, dated April 5, 1904, recorded in Worcester District Deeds, Book 1776, Page 519 and Norfolk Deeds, Book 970, Page 214.

For our title, see Deed of Robert McTurk to us, dated August 29, 1960, recorded with Worcester District Deeds and Norfolk Deeds.

The aforementioned lease includes any and all premises owned by the lessors in the towns of Mendon and Bellingham.

TO HOLD for the term of five years from the 1st day of October, nineteen hundred and sixty yielding and paying therefor the rent of Two Hundred Fifty (\$250.00) Dollars per year payable \$125.00 upon the signing of this lease and \$125.00 on each October 1st and April 1st hereafter, during the term of this lease.

The lessors do further agree that at the termination of the five year period the lessees shall have the right of renewal for a further term of five years under the same conditions with like rental.

N O T
A N The lessors further agree to give the lessees the first option to purchase the leased premises, together with the dwelling thereon, in the event the same are offered for sale. C O P Y

The lessees further agree to maintain fields in good condition and keep existing fences repaired or replaced and to quit and deliver up

the premises to the lessors, or their attorney, peaceably and quietly, at the end of the term, in as good order and condition, reasonable use and wearing thereof, fire and other unavoidable casualties excepted, as the same now are, or may be put into by the said lessors, and to pay the rent as above stated, during the term and also the rent as above stated, for such further time as the lessees may hold the same, and not make or suffer any waste thereof; nor lease, nor underlet, nor permit any other person or persons to occupy or improve the same, or make or suffer to be made any alteration therein, but with the approbation of the lessors thereto, in writing, having been first obtained; and that the lessors may enter to view and make improvements and to expel the lessees, if they shall fail to pay the rent as aforesaid, or make or suffer any strip or waste thereof.

AND PROVIDED ALSO, that in case the premises, or any part thereof during the said term, be destroyed or damaged by fire or other unavoidable casualty, so that the same shall be thereby rendered unfit for use, then and in such case, the rent hereinbefore reserved, or a just and proportional part thereof, according to the nature and extent of the injuries sustained, shall be suspended or abated until the said premises shall have been put in proper condition for use by the said lessors, or these presents shall thereby be determined and ended at the election of the said lessors or their legal representatives.

IN WITNESS WHEREOF, the said parties have hereunto interchangeably set their hands and seals the day and year first above written.

Signed and sealed in the presence of

Robert W. McTurk
Henry A. McTurk
Oliver E. Varnum
Donald W. Varnum

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, ss.

November 7, 1960

Then personally appeared the above named Robert W. McTurk and acknowledged the foregoing instrument to be his free act and deed, before me,

Shelley D. Vincent
Shelley D. Vincent, Notary Public
My commission expires: June 1, 1961

Recorded Dec. 8, 1960 at 10h. 28m. A.M.