

10799

4760

LEASE EXTENSION

copy
SEPTEMBER
THIS AGREEMENT, made and entered into this 7 day
of August, 1975, by and between CHARLOTTE C. McENTIRE, "Lessor",
and CLEMENT O. LESUEUR and SYLVIA C. LESUEUR, husband and wife,
"Lessees",

WITNESSETH

THAT WHEREAS, Lessor is now leasing unto lessees the
premises in Klamath County, Oregon described as follows:

That certain storeroom known as 1006 Main Street,
Klamath Falls, Klamath County, Oregon, and which
is situate upon the East half of the Westerly 35
feet of Lot 8 in Block 49 of Nichols Addition to
the City of Klamath Falls, Oregon.

Under written lease dated November 3, 1960, which lease expired
on November 3, 1965, and was, by agreement of the above parties
renewed on October 25, 1965 for a further term of five (5)
years from December 1, 1965, to and including November 30, 1970,
upon all of the terms and conditions of said original lease,
except that the rental on said premises was increased from One
Hundred Fifty Dollars (\$150.00) per month to One Hundred Fifty
Five Dollars (\$155.00) per month and that said lease was like-
wise and extend for an additional five (5) years from December
1, 1970 to and including November 30, 1975, in which agreement
Lessor granted unto Lessees the option to further extend said
lease for an additional five (5) years from December 1, 1975
to and including November 30, 1980; and

WHEREAS, the parties wish to renew said lease for the
term from December 1, 1975 to and including November 30, 1980
and wish the option to further renew said lease for an addi-
tional term of five (5) years commencing December 1, 1980 at
an increased rental of One Hundred Sixty Five Dollars (\$165.00)
per month commencing with the present extension.

NOW, THEREFORE, In consideration of the premises,
the parties covenant as follows:

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RAMIREZ & HOOTS
ATTORNEYS AT LAW
514 WALNUT STREET
P.O. BOX 568
KLAMATH FALLS, OR. 97601
TELEPHONE 884-9275

10800

1.

Said lease of November 3, 1960, is hereby renewed for the additional term of five (5) years from December 1, 1975 to November 30, 1980, both dates inclusive, at and for a rental of Nine Thousand Nine Hundred Dollars (\$9,900.00) payable as follows: One Hundred Sixty Five Dollars (\$165.00) on the first day of December, 1975 and One Hundred Sixty Five Dollars (\$165.00) on the first day of each and every month thereafter until said rental has been paid in full.

2.

That in consideration of the full and faithful performance and payment of said amounts by lessees during said renewal term, lessor does hereby give and grant unto lessees the sole and exclusive option of again renewing said lease for another term of five (5) years from and after said renewal term, upon all of the same terms and conditions in said original lease contained, except that the renewal for said second additional terms shall be Nine Thousand Nine Hundred Dollars (\$9,900.00) payable as follows: One Hundred Sixty Five Dollars (\$165.00) a month commencing with the first day of December, 1975 and One Hundred Sixty Five Dollars (\$165.00) on the first day of each and every month thereafter until said rental shall have been paid in full.

Said option shall be exercised by lessees upon delivering unto lessor written notice of lessees' exercise of said option and the initial payment of One Hundred Sixty Five Dollars (\$165.00) to be applied on the December 1 payment. Said payment may be by check.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first herein written.

Charlotte C. McEntire
CHARLOTTE C. MCENTIRE, Lessor

Clement O. Lesueur
CLEMENT O. LESUEUR, Lessee

Sylvia C. Lesueur
SYLVIA C. LESUEUR, Lessee

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514 WALNUT STREET
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ACKNOWLEDGMENT

STATE OF OREGON

ss.

COUNTY OF KLAMATH

BE IT REMEMBERED, That on this 8 day of September, 1975,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CHARLOTTE C. McENTIRE, Lessor, who is known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Henry G. Hansen
 HENRY G. HANSEN
 NOTARY PUBLIC-OREGON
 MY COMMISSION EXPIRES 3/10/1979

Henry G. Hansen
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 3/10/1979

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Clem Lesueur

Filed for record at request of

this 11 day of Sept

75 2:21

duly recorded in Vol. M 75

deed

on Page 10799

9.00

Clem Lesueur
 County Clerk

Midland Empire
 1006 Main
 City

RAMIREZ & HOOTS
 ATTORNEYS AT LAW
 514 WALNUT STREET
 P. O. BOX 368
 KLAMATH FALLS, OR. 97601
 TELEPHONE 884-9275

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