

Articles of Agreement,

1 Made This eight day of July A. D. 1885, BETWEEN Max Scham-
2 berg of the City of Pittsburgh, Pennsylvania
3 of the first part and C. F. Jahn, a B. Schanz & V. E. Hirsch, copartners
4 of the second part under the firm name: Volkshblatt Publishing Co. of the second part
5 Witness, That the said party of the first part do es hereby lease and let unto the said parties of
6 the second part, from the sixth day of July A. D. 1885, for and during the
7 term of two years for the total rent of Two Thousand
8 dollars, lawful money of the United States, payable by installments as follows
9 that is to say, the sum of Two Hundred dollars, lawful money aforesaid, on the date hereof
10 Three Hundred Dollars on January 1st 1886, Five Hundred Dollars on July 1st
11 1886 Five Hundred Dollars on January 1st 1887, Five Hundred Dollars on July 1st 1887
12 following the day last aforesaid, until the whole amount of said rent is paid the following described newspaper premises in
13 the condition the same may be at the date of this lease, viz: The Pittsburgh Daily and Weekly Volks-
14 blatt, its good will, subscription list, engine, press, type, office furniture
15 and all material now in use in the publication of said paper.
16 And it is agreed by the said parties of the second part to immediately
17 enter upon, conduct and improve the said newspaper and its at-
18 tachments and to regularly publish the same; in default of which
19 (unavoidable accidents or delays excepted) or in default of the pay-
20 ments hereinbefore specified for the space of fifteen days after
21 maturity of same, then the said paper in such improved
22 condition as it may be at the time of said default, as well as
23 all rents paid & payments made up to such time, shall be
24 & remain the property of said party of the first part; And on
25 the other hand it is agreed by the party of the first part, that
26 all the provisions of this lease having been carried out by
27 said parties of the second part, the said Schamberg will
28 on July 2nd 1887 or previously as soon as he shall have
29 received the sum total of two thousand dollars, make, execute
30 & deliver unto the said parties of the second part on payment of One dollar consider-
31 ation money a complete & absolute bill of sale of all his right, title & interest claim &
32 demand of whatsoever kind or nature of it & to said newspaper free of all
33 encumbrances. And the said parties of the second part covenant and agree to pay the rent aforesaid, at the days and
34 times hereinbefore limited and appointed for the payment thereof; that they will not re-let or sub-let
35 the premises, or any part thereof, or assign this lease without the written consent of the said party of the first
36 part, under the penalty of Five Hundred dollars, to be paid by the said lessee and
37 their sub-tenant in the nature of rent, in addition to the amount above mentioned, in equal
38 semi-annual installments, at the time of payment of the rent hereinbefore reserved, computing from
39 the date of sub-letting; nor will use or occupy the same for any business deemed extra-
40 dangerous on account of fire, under penalty of forfeiture and damages; that they will pay
41 for any gas used upon said premises, and all Water Rents assessed thereon, and make all necessary repairs at
42 their own proper costs and charges, without abatement of the said rent; and at the expiration of
43 the term aforesaid shall and will yield up the said premises in good and sufficient repair as when received,
44 (reasonable wear and tear and accidents by fire excepted), without any further notice from the said party
45 of the first part. And keep the property insured for the benefit of said Schamberg
46 It is agreed between the parties hereto, that should the aforesaid rent, or any part thereof, remain unpaid,
47 after the same shall be due and payable, the said party of the first part may, at his
48 option, then consider the said lessee as tenant at will, and may, after ten days notice in
49 writing, left upon the premises, re-enter and re-possess himself of the said premises, using such
50 and so much force as is necessary to that end. And should the lessee at any time permit the said rent to be in
51 arrears and unpaid, then the said lessee & their heirs, executors and administrators,

cause the party of the second part to be bound to pay the rent as above specified for the term of two years