

Sol Podolsky and Sameul Reingold

No. 1st. & 2nd 568 Home wood Ave.

---

---

# LEASE

FROM

## Kelly-Wood Real Estate Co.

AGENT

For Amelia P. Haslage

Expires May 1, 1921

Renewed to.....19

Renewed to.....19

Renewed to.....19

Rent, \$ 90.00.....per month  
\$5.00 by 10th  
Payable .....

Water Rent, \$..... Paid by tenant

---

---

### KELLY-WOOD REAL ESTATE CO.

CENTRE AND HILAND  
PITTSBURGH

"FIRE INSURANCE"

# This Lease Witnesseth,

That Amelia P. Haslaga of Pittsburgh, Pa. hereinafter called Lessor, by KELLY-WOOD REAL ESTATE COMPANY, Agent, hereby leases to Sol Podolsky and Samuel Reingold of the City of Pittsburgh, Pennsylvania, hereinafter called Lessee, for the term of twelve months, commencing May 1, 1920 for the total rent of Ten hundred eighty (\$1080.00) Dollars and Water rent the following described premises, in the condition the same may be in at the date of this lease, to be occupied as a

~~dwelling by one family only~~ confectionery and tobacco store All that certain store-room and livingrooms attached thereto on the 1st and 2d floor of the building situate and known as 508 Homewood Ave., Pittsburgh, Pa It is understood and agreed that the lessees are to receive a rebate of \$5.00 on each month's rent if paid by the 10th of the month in which it is due It is understood and agreed that the lessees are to pay the water rent on the herein described premises, said water rent to be due and payable on demand and on presentation of bill for same, the amount being based on the city's schedule for flat rate charges of so much for floor space and for each plumbing fixture on the premises. It is understood and agreed that should the lessees not keep the premises clean and free of rubbish or should they at any time deposit waste, paper or rubbish in the rear yard or outside of the premises or keep the basement in an unsanitary or dangerous condition, from which fire might result, the lessor is then to have the privilege of cancelling this lease at the end of any month by serving - either herself or through her agent - the lessees with a thirty days' written notice to vacate and tendering them the sum of one dollar, and at the expiration of said notice, if served, lessees agree to give up quiet and peaceable possession of the premises. It is understood and agreed that if this lease is signed by the lessees and accepted by the lessor, it is with the understanding that the same front is to be repainted in a manner entirely satisfactory to the owner, by a painter selected by her, and the lessees are to stand the expense of this repainting of the front on demand for an amount not in excess of eighteen dollars.

In Consideration Whereof, Lessee covenants and agrees to pay rent to Lessor at the office of the KELLY-WOOD REAL ESTATE COMPANY, Pittsburgh, Pennsylvania, without demand, the sum of Ninety (\$90.00) Dollars, on the signing of this lease for 1st day of May 1920 for May 1920 rent Ninety (\$90.00) Dollars

on the first day of June A. D., 19 20, and Ninety (\$90.00) Dollars

on the first day of each and every month thereafter, in advance, during said term, or any renewal thereof; to make all necessary repairs thereto, to pay on or before June 1st of the year for which it is due, the amount of any additional water tax assessed by the City of Pittsburgh for a water power washing machine, lawn sprinkler, shower bath or any other additional equipment installed on the premises by the Lessee, and to keep the premises clean, free of rubbish, and in such condition as the Board of Health may require, during the term, and that if Lessor pays for the same, or any part thereof, it shall be additional rent, payable forthwith; to remove no improvements of Lessee, nor alter the premises, nor sub-let the same, or any part thereof, nor assign this lease voluntarily or involuntarily, by judicial sale or otherwise, without the written consent of Lessor, said assent to be in the nature of a condition without which any assignment of this lease, re-letting or subletting shall be null and void, and work a forfeiture of the lease, at the election of Lessor, or if such a forfeiture is not declared by Lessor, then in case of such assignment, sub-letting or re-letting, the rent thereafter payable shall be double the amount herein reserved, payable as herein provided; and not to use the premises for disreputable purposes; or for traffic in intoxicating liquors; and to surrender the same at the end of the term (notice to quit being hereby accepted), in as good order as they now are, reasonable wear and tear, accidents by fire, and the acts of God excepted. Lessee waives to Lessor the benefit of all laws now or hereafter in force in this State or elsewhere, exempting property from levy and sale on distress for rent, or on execution.

Lessee further covenants and agrees that should Lessee at any time remove, or attempt to remove, or express any intention of removing any goods and chattels from the premises, without having paid the whole rent for the full term of this lease, or any renewals thereof, together with all costs and charges reserved under this lease, or should execution be issued against Lessee, bankruptcy proceedings be entered by or against Lessee, or an assignment be made by Lessee for the benefit of creditors, or a receiver of Lessee's property be appointed, and also forthwith on the breach of any covenant herein, the rent for the entire balance of the term, costs and charges aforesaid shall thereupon be due and payable, and a landlord's warrant may be issued forthwith on this lease for the collection of same; and in case of said goods having been removed, such removal shall be deemed clandestine, and the landlord shall have the right to follow said goods and distrain for the amount so unpaid.

Lessee further covenants and agrees that on every default as to payment of rent, or forthwith on breach of any covenant herein, or on the happening of any of the events on the occurrence of which the rent for the entire balance of the term, costs and charges, shall be due and payable, as specified in the preceding paragraph hereof, as often as said defaults, breaches or events occur, any attorney of any court of record may enter judgment against Lessee for the rent for the entire balance of the term, or any part thereof, and all costs and charges hereunder, with costs of suit, and attorney's commission of ten dollars (\$10.00) and 5 per cent. (5%) of the amount due in excess of two hundred dollars (\$200.00) for collection, (or the term may, at the election of the Lessor, be determined), and the Lessor may also, without notice, re-enter and expel Lessee, and all persons from the premises, or any attorney of any court of record may enter judgment in ejectment against Lessee, and all persons holding under Lessee, for possession of the premises, and thereupon a writ of habere facias possessionem may issue forthwith; said judgments may be entered in any court without appeal, writ of error, or stay of execution, with waiver of all exemption laws, and of inquisition, and extension and condemnation upon any levy on real estate, and for entering said judgments this lease, or a copy thereof, shall be sufficient warrant.

And it is further covenanted and agreed that Lessor shall not be liable or responsible to Lessee for any loss or damage sustained by Lessee by reason of the leaking of water or gas, or by reason of any defects in the building.

If the premises at any time be deserted or closed, the lessor may enter by force without liability to prosecution or action therefor, and may distrain for rent and also re-let the premises as agent of the tenant for any unexpired portion of the term, and receive the rent therefor and apply it on this lease.

A determining of the term, or the receipt of rent after default, or after judgment or execution, shall not deprive the Lessor of other actions against the Lessee for possession, or for rent, or for damages. Lessor may use the remedies herein given, or those prescribed by law, or both; and Lessor or agent may enter at will to inspect the premises, show same to persons wishing to purchase or rent, to make repairs, and post notices of "To Let" and "For Sale." All rights and liabilities herein given to or imposed upon either of the parties hereto shall extend to the heirs, executors, administrators, successors and assigns of such party. If Lessee lawfully occupies the premises after the end of the term, this lease shall be in full force for another year, and so on from year to year, as long as the relation of landlord and tenant continues.

In Witness Whereof, The parties have hereunto set their hands and seals, this 19th day of February A. D. 19 20. Amelia P. Haslaga

Signed and Delivered in Presence of

By KELLY WOOD REAL ESTATE CO., Agent. J.R. Gray  
Tenant Sign here Sol Podolsky  
Samuel Reingold



For Value Received, ..... hereby become bail absolute to Lessor in the foregoing lease as long as the liability of Lessee continues under said lease or any renewals thereof, that the covenants of the tenant will be properly kept, and hereby agree that on any default therein as to payments of rent or otherwise, as often as the said defaults occur, any attorney of any court of record may enter judgment against..... for whatever sum of money is due and payable under said lease, with costs of suit and attorney's commission of ten dollars (\$10.00) and five per cent. (5%) of the amount due in excess of two hundred dollars (\$200.00) for collection, in any court, without appeal, writ of error, or stay of execution, with a waiver of all exemption laws, and of inquisition, extension and condemnation upon any levy on real estate, and for entering said judgments this lease or a copy thereof, shall be sufficient warrant.

Witness ..... hand and seal this..... day of..... A. D. 19 ..

Signed, Sealed and Delivered in Presence of



The foregoing lease is hereby renewed for the term of..... viz: from the first day of May, A. D. 19 .., to the first day of May, A. D. 19 .., subject to all the terms and conditions, and with all the waivers contained in the original lease.

Witness our hands and seals this..... day of..... A. D. 19 ..

..... (SEAL)  
By Agent..... (SEAL)  
..... (SEAL)

The foregoing lease is hereby renewed for the term of..... viz: from the first day of May, A. D. 19 .., to the first day of May, A. D. 19 .., subject to all the terms and conditions, and with all the waivers contained in the original lease.

Witness our hands and seals this..... day of..... A. D. 19 ..

..... (SEAL)  
By Agent..... (SEAL)  
..... (SEAL)

COPY

Sol Podolsky and Sameul Reingold

No. 1st & 2nd 568 Home wood Ave.

LEASE

FROM

Kelly-Wood Real Estate Co.

AGENT

For Amelia P. Haslage

Expires May 1, 1921

Renewed to ..... 19

Renewed to ..... 19

Renewed to ..... 19

Rent, \$ 20.00 per month

\$5.00 by 10th

Payable

Water Rent, \$ Paid by tenant

KELLY-WOOD REAL ESTATE CO.

CENTRE AND HILAND

PITTSBURGH

"FIRE INSURANCE"

Pittsburgh, Pa. June 24 19 20

For value received I hereby assign and transfer all my right, title and interest in the within lease unto Samuel Reingold, his heirs or assigns.

Witness my hand and seal the day and year first above written.

[Signature of Sol Podolsky]



I hereby accept the assignment of lease with all waivers therein contained.

Witness my hand and seal this..... day of..... 19 ..

