

MODIFICATION OF LEASE
 between
 THE REALTY INVESTMENT COMPANY
 and
 SALMON P. HALL AND SAMUEL H. HALL

THIS INDENTURE, made and entered into this 17th day of October, 1912 by and between THE REALTY INVESTMENT COMPANY, a corporation organized and existing under the laws of the State of Ohio, hereinafter called the lessor, and SALMON P. HALL AND SAMUEL H. HALL, hereinafter called the lessees:

W I T N E S S E T H:

That WHEREAS, the said lessor by instrument of lease bearing date March 15, 1912 and which instrument is recorded on pages 383-388 both inclusive, of Volume 52 of the Records of Leases for Cuyahoga County, Ohio, did lease to the lessees and their assigns the certain premises situated on the south side of Euclid Avenue in the City of Cleveland, thereinafter particularly described, for a term of ninety nine (99) years from and after the 1st day of April, 1912 upon the terms and conditions in such lease set forth; and

WHEREAS, the lessees therein named are now desirous of having a modification of the terms of such lease to the extent hereinafter provided for and in all other respects to have the same confirmed as originally written, and the lessor is willing to assent to such modification.

NOW, THEREFORE, it is hereby witnessed that by the agreement of the parties hereto Clause 4 as in such lease contained shall be so modified as to read as follows:

"The lessees agree to erect upon said premises within five (5) years from the commencement of the term of this lease, a building which shall cost not less than one hundred thousand dollars (\$100,000), but such building or any building hereafter erected upon the demised premises under the provisions of this lease, may, at the option of the lessees, be constructed either as a separate building or so as to be and become an integral part of and incorporated into any building standing on adjoining premises or any building standing partly on the demised premises and partly on any premises adjoining the demised premises. Provided, however, the cost of construction of the portion of such building standing upon the leased premises shall not be less than said sum of one hundred thousand dollars (\$100,000)."

Except for the modification provided for above, the parties hereto hereby reaffirm and ratify the several grants, covenants, conditions and stipulations of such lease as operative and binding on the parties in like manner as in such lease provided.

IN WITNESS WHEREOF, the said The Realty Investment Company has caused its corporate name and seal to be affixed to triplicate originals hereof by its President and Secretary, therounto duly authorized by its Board of Directors; and the said Salmon P. Halle and Samuel H. Halle have set their names to such triplicate originals hereof the 17th day of October, A.D. 1912.

Signed and acknowledged in the presence of:

Frank Neville

L. S. Lomascon

THE REALTY INVESTMENT COMPANY

By /s/ Ralph King, President

Attest E. S. Sanderson, Secretary

Salmon P. Halle

Samuel H. Halle

State of Ohio)
County of Cuyahoga) SS. Before me, a Notary Public within and for said County personally appeared the above named Ralph King and E. S. Sanderson, to me known and known to me to be the President and Secretary, respectively, of The Realty Investment Company, the lessor named in the foregoing instrument, and acknowledged that they did, on behalf of said corporation, sign and seal the said instrument and that the same is their free act and deed as such officers, and the free and corporate act and deed of said The Realty Investment Company.

IN WITNESS WHEREOF I have hereunto set my hand and official seal at Cleveland, Ohio, this 17th day of October, 1912.

/s/ L. S. Lomascon
Notary Public (Seal)

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Paul Schraiber, Recorder