

Employer as lessor.

[Commencement.]

This lease is entered into by lessor because of employment by lessor of lessee, and for this reason the annual rent is fixed at sum named herein, and it is agreed between lessor and lessee that reasonable rental value of premises is treble the amount herein agreed to be paid.

And if lessee should at any time be discharged with or without cause from the service of lessor or voluntarily quit the service of lessor, or decline or refuse to perform the work for which lessee is employed by lessor for any reason desires possession of premises; in any such event lessor shall have the right to terminate this lease and reenter on and take possession of premises, upon one day's written notice to vacate premises, either given to the lessee in person, or by leaving a copy of notice on premises.

Upon such termination of lease, lessee shall only be liable for the rent to the date of its termination, and if rent has been collected beyond that date, it shall be refunded to lessee upon lessee's demand, provided lessee vacates premises according to written notice and by failing to so vacate agrees to forfeit the rent.

The premises rented are agreed to be a part of the plant facilities of lessor, and failure to have premises for the occupancy by employees of lessor would entail upon lessor great loss.

It is therefore further agreed that, should lessee fail to vacate premises in accordance with written notice lessee will pay (in addition to any penalty that is now or may hereafter be provided by law) to lessor, as liquidated damages, a sum equal to treble the rent for the time thereafter that lessor is kept out of possession of premises, such liquidated damages to be due and payable daily by lessee at office of lessor without demand, demand therefor being expressly waived by lessee.

In case of employment of an attorney by lessor on account of the violation by lessee of any of the conditions of this lease, or for the collection of rent, or for enforcing the rent lien, or for the purpose of securing possession of premises by unlawful detainer or other legal action, lessee agrees to pay a reasonable attorney's fee, which shall become a part of debt hereby evidenced, and shall be included as damages in such judgment as may be rendered against lessee. And it is further agreed that \$_____ in a reasonable attorney's fee for bringing and prosecuting to judgment in a court of a justice of peace or court of like jurisdiction an unlawful detainer suit for possession of premises, and that in the event of appeal from a judgment rendered in the justice court to court of like jurisdiction to the circuit court, that \$_____ is a reasonable attorney's fee for prosecuting or defending successfully such appeal in circuit court, and that in the event of appeal from the circuit court to the supreme court of the state of _____, or other appellate court, \$_____ is a reasonable attorney's fee for prosecuting or defending successfully such an appeal, and that without evidence in relation thereto judgments may be rendered for the respective services above set forth in the respective amounts above set forth.

Lessee waives as to any indebtedness incurred hereunder all right to exemption under the constitution and statutes of the state of _____.

Executed on _____ by _____.