

RAYMOND E. BUCK
HARRY N. HARRIS
RAYMOND E. BUCK, JR.

LAW OFFICES
BUCK & HARRIS
COMMERCIAL STANDARD BUILDING
FORT WORTH 2, TEXAS

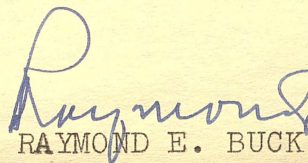
March 24, 1949

Mr. Amon Carter
Fort Worth Star-Telegram
Fort Worth2, Texas

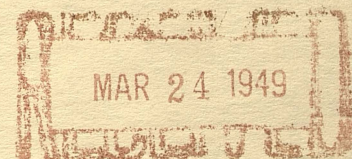
Dear Amon:

Here is a copy of the Lease Agreement I have prepared covering the American Airlines space in the Texas Hotel. I believe it is in accordance with the understanding, and if it meets with your approval, American Airlines will execute it immediately.

Yours sincerely,


RAYMOND E. BUCK

HAL
Enclosure



STATE OF TEXAS |
:
COUNTY OF TARRANT |

KNOW ALL MEN BY THESE PRESENTS:

LEASE AGREEMENT

THIS AGREEMENT OF LEASE made this the _____ day of March, 1949, by and between the CITIZENS HOTEL COMPANY, a corporation, hereinafter referred to as LESSOR, and AMERICAN AIRLINES, INC., a corporation, hereinafter referred to as LESSEE,

W I T N E S S E T H:

1.

That the said LESSOR for and in consideration of the rents and the covenants and agreements hereinafter on the part of the LESSEE, its assigns and successors, agreed to be kept and performed, does hereby let and lease unto the LESSEE the following described property, to-wit:

a. The space and premises on the ground floor (street level) of the Texas Hotel Building at the Northeast Corner of 8th and Main Streets, in the City of Fort Worth, Tarrant County, Texas, constituting an area having inside dimensions of approximately 15 feet 4 inches by 34 feet 8 inches at the Southwest Corner of said hotel building fronting on Main and 8th Streets, as is designated as Exhibit "A" on the plat attached hereto and made a part hereof for all purposes.

b. The space and premises located on the mezzanine floor of said Texas Hotel Building at the Northeast Corner of Main and 8th Streets, in the City of Fort Worth, Tarrant County, Texas, constituting an office area having inside dimensions of approximately 22 feet 8 inches by 19 feet 3 inches, now known as the Oak Room, in said hotel, and the storage space or closet located immediately across the corridor from said mezzanine office space, which storage space or closet has inside dimensions of approximately 10 feet 2 inches by 7 feet 8 inches at the widest points, and all of which mezzanine office and storage area is designated as Exhibit "A" on the plat attached hereto and made a part hereof for all purposes.

2.

TO HAVE AND TO HOLD the above described premises with the appurtenances and furnishings unto LESSEE for a term of five (5)

years and seven (7) months commencing with the first day of June, 1949, and ending on the thirty-first (31st) day of December, 1954, unless sooner terminated under the provisions hereof.

3.

LESSEE shall pay to LESSOR for the space and premises described in la. above the sum of Three Hundred Dollars (\$300.00) each month on or before the first day thereof, and for the space and premises described in lb. above the sum of One Hundred Dollars (\$100.00) each month on or before the first day thereof, unless said rental shall be increased, diminished or the Lease terminated as hereinafter provided.

4.

If either party desires an adjustment of the rental as above provided for the period from December 31, 1951, to December 31, 1954, such party shall serve written request for such an adjustment on the other party on or before December 1, 1951, and the rental as then agreed upon shall apply for the period beginning on January 1, 1952, and ending December 31, 1954. If the parties cannot agree on the subsequent rental, this Lease shall terminate on December 31, 1951.

5.

LESSOR at its own expense will make the alterations to the outside walls, as specified on the drawings and specifications attached and marked Exhibit "B" and initialed by the parties, and will paint the inside of the ground floor space, but LESSEE shall furnish the paint for such inside walls. LESSEE shall at its own expense make all necessary alterations to the interior of the ground floor space as indicated in Exhibit "A" attached,

and LESSOR hereby grants its permission to LESSEE to make such alterations and install new floor covering and light fixtures satisfactory to LESSEE at LESSEE's expense. All ticket counters, desks, machines, racks, light fixtures and displays installed by LESSEE may be removed by it on the termination of this lease provided LESSEE has paid the rent to the date of termination and repairs any damage to the premises resulting from such removal.

6.

LESSEE agrees that upon the expiration of the term hereof LESSEE will yield up said premises to the LESSOR in as good condition as when received by LESSEE, ordinary wear and tear only excepted.

7.

LESSEE will abide by all applicable laws, ordinances and regulations of the State of Texas and the City of Fort Worth, respecting the use of the premises, and all reasonable and applicable rules of the LESSOR for the regulation and management of the building in which the demised premises are located, and the LESSEE will not permit, or suffer anything to be done on said premises which may unreasonably molest or annoy other tenants or guests in the building.

8.

LESSOR shall, for the consideration hereinbefore set out, supply to LESSEE in said space and premises, when reasonably necessary, adequate, efficient and satisfactory hot and cold water, heating and cooling or air-conditioning, all without further cost to LESSEE. LESSOR shall also furnish and supply electric current for lights and fans to LESSEE for all of the space hereby leased and the same shall be furnished free of cost to LESSEE for the mezzanine office and storage space, but LESSEE shall pay for the same at the prevailing commercial rate at which the same is charged to LESSOR for the ground floor space described in 1-a hereof. LESSOR shall also furnish efficient, supervised porter and clean-up service to all of the space described at least once each day during

the term of this lease or any extensions thereof. LESSOR shall not be liable in damages for failure to supply any or all of said services when due to strike or any other cause beyond LESSOR's control, but an equitable adjustment shall be made in the rental on account of such failure.

9.

LESSOR and its agents shall, from time-to-time, have reasonable access to the demised premises for the purpose of examining the same or for making any needful repairs, and to determine whether LESSEE is keeping and performing the covenants herein on the part of LESSEE contained.

10.

As an inducement and as a further consideration for LESSEE's entering into this lease agreement, the LESSOR hereby gives and grants to the LESSEE the option to cancel and terminate same should the LESSEE's authority, obligation or right to carry United States mail into or from the City of Fort Worth, Texas, be terminated, provided, that subsequent to any such termination the LESSEE shall give written notice to LESSOR of its exercise of such option at least thirty (30) days prior to the date specified in such notice for termination. Upon LESSEE's exercise of this option as herein provided for termination of this agreement, LESSEE shall not be obligated to pay any of the monthly installments of rent accruing subsequent to the termination date, and this agreement shall be thereupon cancelled and terminated, anything to the contrary herein contained notwithstanding.

11.

If any default shall be made in the observation of the covenants and conditions herein imposed, or in the payment of the rentals herein provided, written notice of such default shall be given to the defaulting party, and if said default continues thereafter for a period of ten (10) days, this lease and contract may be then terminated by written notice delivered to the defaulting party.

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed and attested by their proper duly authorized officers, and the corporate seal of the respective corporations hereunto affixed, this the _____ day of _____, 1949.

CITIZENS HOTEL COMPANY

ATTEST:

By _____

AMERICAN AIRLINES, INC.

ATTEST:

By _____

FORM APPROVED
Raymond E. Buck
ATTORNEY
3/25/49
DAYS

STATE OF TEXAS |
COUNTY OF TARRANT |

BEFORE ME, _____, a Notary Public in and for Tarrant County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of the CITIZENS HOTEL COMPANY of _____, and as the _____ thereof, and for the purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 1949.

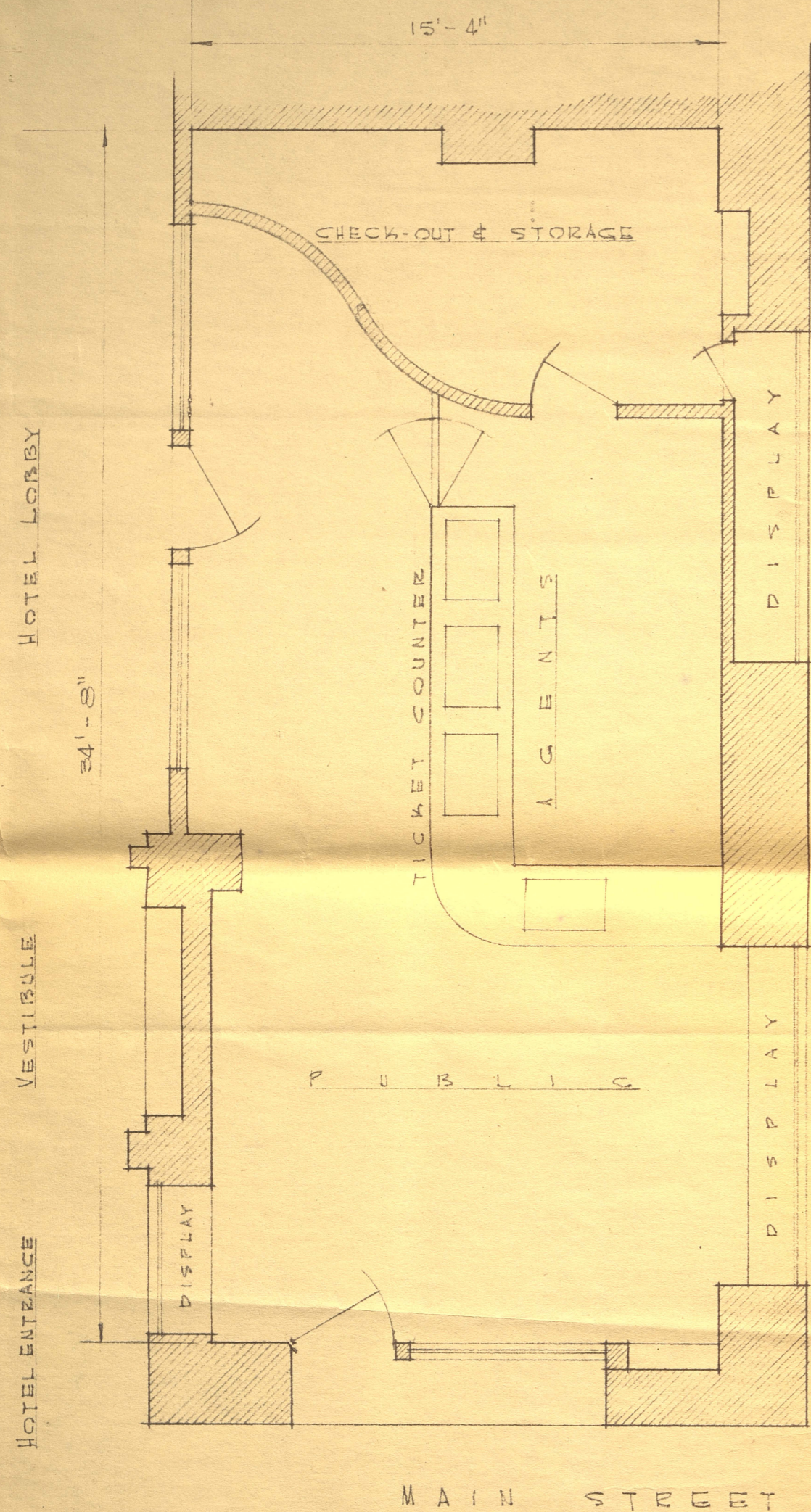
Notary Public in and for
Tarrant County, Texas

* * *

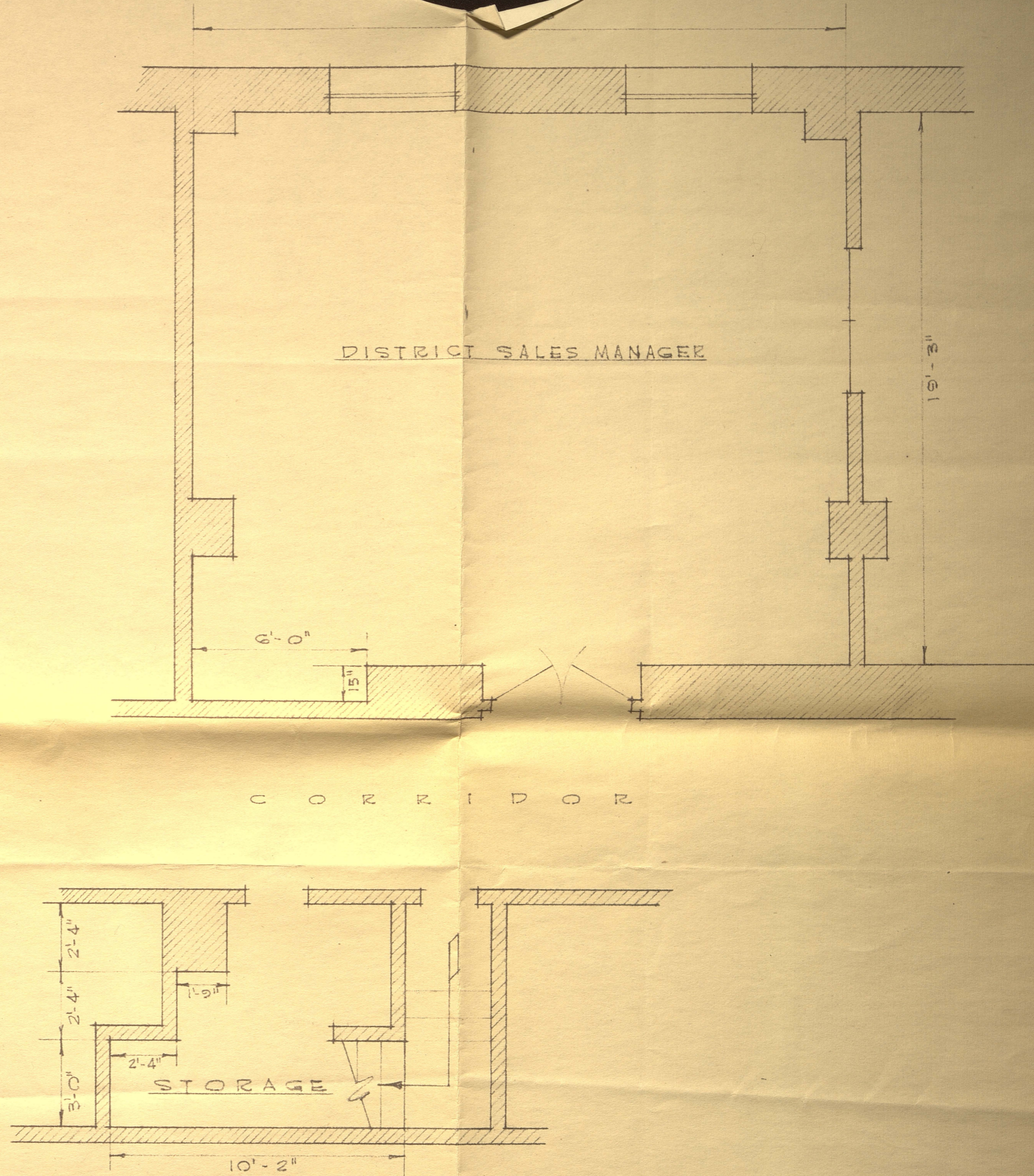
STATE OF _____ |
COUNTY OF _____ |

BEFORE ME, _____, a Notary Public in and for _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of AMERICAN AIRLINES, INC. of _____, and as the _____ thereof, and for the purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 1949.



TICKET OFFICE FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN - MEZZANINE OFFICES
SCALE: 1/4" = 1'-0"

APPROVED: _____

BY: _____

APPROVED: AMERICAN AIRLINES, INC.

BY: _____

EXHIBIT "A"

ITEM		REVISED
AMERICAN AIRLINES LEASED FACILITIES		
TEXAS HOTEL		
FORT WORTH, TEXAS		
AMERICAN AIRLINES ENGINEERING DEPARTMENT AIRPORTS & BUILDINGS DIVISION NEW YORK, N. Y.		
DR. B.H.B.	DATE 3-8-49	DRAWING NUMBER
CH.	APP.	FTW-749-C
SCALE: AS INDICATED		