

liability for rental for the entire term; and Lessor may, at its discretion, relet the premises at the risk of Lessee, who shall remain for the residue of said term responsible for the rental reserved, and shall be credited with such amounts as shall be by the Lessor actually realized.

7. This lease shall not be assigned by Lessee, nor shall said demised premises, or any part thereof, be sublet by Lessee, except with the written consent of Lessor.

8. Lessor covenants and agrees to and with Lessee, its successors and assigns, that, the rents and charges being paid in the manner and at the times herein prescribed, and the covenants, conditions and warranties herein be all and singular kept and performed, Lessee, its successors and assigns, shall lawfully and peaceably have, use and occupy the premises hereby leased during the term herein granted, without hindrance or molestation; and Lessor warrants and defends unto Lessee the said demised premises against the lawful claims of all persons whomsoever, and to reimburse and hold Lessee harmless from all such demands and expenses Lessee may suffer by reason of any encumbrance of or defect in Lessor's title.

9. Lessor shall keep the roof of the building located on the demised premises in good repair during the term of this lease; all other portions of said building or buildings, and all of the rest of the demised premises, shall be kept in good repair by Lessee, and at the end of the term Lessee shall deliver said premises to Lessor in good repair and condition, reasonable wear and tear being excepted.

10-A- In the event the building or buildings located on the demised premises be damaged or destroyed during the term herein provided by fire, storm, tornado, or other casualty of nature, so as to render the said premises wholly untenable and unfit for use, then, and in such event, the Lessor may, at its option, immediately terminate said lease, or may proceed with reasonable speed and dispatch to repair or rebuild and reconstruct said building or buildings so damaged or destroyed, and may restore the same to their former tenable conditions, in which event the terms, provisions and operative effect of this lease agreement shall be unaffected by said fire, storm, tornado, or other casualty of nature, except that the rent due and payable hereunder shall abate and cease for the period during which the restoration of said premises is being completed, but shall again become immediately payable as herein provided upon the completion of the repair and restoration of the said premises; provided that unless within ten (10) days after notice of the occurrence of any such fire, storm, tornado, or other casualty of nature rendering said premises untenable, as hereinabove specified, said Lessor shall notify said Lessee in writing at its address at Atlanta, Georgia, of the Lessor's intention so to restore said premises, then and in such event Lessor shall be deemed to have elected to terminate this entire agreement as of the date of the occurrence of such fire, storm, tornado, or other casualty of nature, and in the event of such termination the rights of the parties hereto accruing up to the effective date of the said termination shall be unimpaired.

10-B- In the event the building or buildings located on the demised premises be damaged during the term herein provided by fire, storm, tornado, or other casualty of nature, but not so as to render said premises entirely untenable and unfit for use, then, and in such event, the Lessor shall proceed forthwith to repair and restore said premises to their former tenable condition, and said repairs and restoration shall be effected with reasonable speed and dispatch, and this agreement and all the provisions hereof shall be, remain and continue in force and effect, except that during the period required for such repairs and restoration the rent due and payable hereunder shall abate and cease, but shall again become immediately payable as herein provided upon the completion of the repair and restoration of the said premises.

11. Lessor is to keep said demised premises insured against loss by fire and pay the premium for said insurance, provided, nevertheless, that Lessee covenants not to make any use of the demised premises other than the operation of a linen supply business, as hereinbefore specified, or to keep any substance, materials or equipment thereon which would work a forfeiture in the fire insurance policy covering the demised premises; and, further, Lessee agrees to pay any additional insurance premiums necessitated by reason of its keeping any materials, substances, devices or equipment upon the demised premises except those necessary and incident to the proper and efficient conduct of its linen supply business.

12. Lessee covenants that it will make no unlawful use of said demised premises and that it shall during the term of this lease pay all costs, charges and expenses in connection with the furnishing and supplying of light, gas, and water to the demised premises, and charges for service in connection therewith.

13. This agreement, and all covenants, obligations and conditions hereof, shall inure to the benefit of and be binding upon the successors and assigns of Lessor, and shall inure to the benefit of and be binding upon the successors and assigns of Lessee who have been accepted and approved by Lessor, as herein provided.

IN WITNESS WHEREOF, LESSOR AND LESSEE have caused these presents to be signed in their corporate names by their presidents, and the Corporate Seals to be affixed, and duly attested by their Secretaries, all by authority duly given.

ATTEST: Braxton Miller, Asst. Secretary.



L. B. JACKSON & COMPANY,
BY: L. B. JACKSON, PRESIDENT.