

fully comply with all regulations of the County, State and Federal Health Authorities, and should he at any time fail to do so, the Lessor may forthwith terminate this lease and take immediate possession of said premises.

The Lessee further agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to keep in repair at his own cost all water and fuel pipes, fixtures and accessories and the interior of said building and to repair any other damage to the premises that may be caused by negligence and carelessness of said Lessee, members of his family, servants, agents and employees, and will make good all breakage of glass and keep the same in a clean and sanitary condition; to repair all equipment and fixtures when such repair becomes necessary and replace any equipment and fixtures which may be worn out or damaged during the term of this lease and deliver said premises at the termination of said lease in as good condition as he finds them, ordinary wear and tear excepted.

The Lessee further agrees that he will not assign said lease or sublet the said premises without first obtaining the written consent of the Lessor.

The Lessee further agrees that he will make no alterations or changes in said premises without first obtaining the written consent of the Lessor.

The Lessor agrees that it will make any structural repairs and will keep the roof in a good condition of repair, but shall not be liable for any damage caused from fire or other casualty or leaks in said roof unless it shall fail to repair the same within a reasonable time after written notice to do so.

IT IS FURTHER AGREED between the parties that if the buildings on said premises are so damaged by fire or other casualty as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

In the event of bankruptcy of the Lessee or in the event said Lessee is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor may, at its option, declare this lease terminated and make take immediate possession of the said premises.

Should the Lessee fail to pay any installment of rent provided for herein, or fail to perform any of the covenants and agreements herein contained, the Lessor may, at its option, either declare the rental for the entire term immediately due and payable, or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

IT IS UNDERSTOOD AND AGREED that the Lessee shall have the option of renewing this lease for an additional term of five years running from August 14, 1951 upon the same terms and the same rental as herein provided, provided, however, that the Lessee will be required to give to the Lessor notice in writing 30 days prior to the termination of the lease of <sup>his</sup> ~~its~~ intention to exercise this option to renew said term for an additional five years.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS these parties hereby bind themselves, their heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this 14 day of August, 1946.

In the Presence of: )  
Mrs. Lewis C. Griffith )  
J. W. Eaton )

SUPER INDUSTRIES, Inc.  
Leroy Langston (LS)  
 President

J. W. Jennings (LS)  
 Secretary - Lessor

Willard Bowers (LS)  
 Lessee