

The Lessee further covenants and agrees that at the expiration of the term of this Lease it will deliver up said premises in as good condition as they shall have been at the beginning of the term of this Lease natural wear and tear alone excepted.

In the event of bankruptcy or receivership of the Lessee or its assigns or should the Lessee make any assignment for the benefits of creditors, the Lessor may at his option declare this Lease immediately terminated and take possession of the premises or should the Lessee fail to pay any instalment of the rent within thirty days after the same shall become due or fail to perform any of the terms herein, the Lessor may at his option either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this Lease terminated and take immediate possession of the premises.

The Lessee shall be responsible for the payment of all water and light bills.

IN WITNESS WHEREOF we have hereunto set our Hands and Seals this 20th day of December, 1947.

W.C. Goodwin (SEAL)
Agent for R. J. Rowley, Lessor

Amos Furniture Company, Inc.

By: C.S. Lucas (SEAL)
Lessee

In the presence of:

J.R. Seagun
J.L. Freeman