

2.

The said David Kerns hereby covenants with Larry Beasley to pay the said rent in the manner hereinabove set forth; to use the said property in a careful and prudent manner; not to sublet, mortgage, or in any manner, dispose of same to any person, or remove or attempt to remove the same, or suffer the same to come into the custody or control of any persons other than the Lessor herein without the consent, in writing, of the said Lessor; to permit the said Lessor at all reasonable times to enter upon the premises and inspect the said property and to surrender the said property up to the Lessor at the expiration of the said term, or any extension thereof, in as good condition as when he received the same, reasonable wear excepted; and to keep in repair and replace any broken parts.

3.

It is hereby agreed that if any rent hereunder shall be due and unpaid or if default shall be made in any of the covenants on the part of the Lessee herein contained, then and in such case the said Lessor or his legal representatives may, immediately, or at any time thereafter, take possession of said property wherever it may be found.

4.

In consideration of the rental to be paid by the Lessee to the Lessor, the Lessor agrees to pay the rent on the said building to the Gosnell Rental Agency and to keep same paid during the term of this lease.

IN WITNESS WHEREOF, the parties hereto have herunto set their hands and affixed their seals this day and year first above written.

WITNESSES:

*H. C. Burroughs*

*Christine B. Gile*

*Larry Beasley* (LS)  
Larry Beasley, Lessor

*David Kerns* (LS)  
David Kerns, Lessee