

It is mutually covented and agreed:

(1) That any fixture placed upon the demised premises by the Lessee shall remain its property, and it shall have the right to remove the same upon vacating said premises.

(2) That if the demised premises are damaged by fire or other cause, they shall be promptly repaired by the Lessor, and the rent or a proportinate part thereof, shall be abated until the premises have been restored. In the event of total destruction or damage, rendering the premises unfit for occupancy, the Lessor shall have the option of terminating the lease.

(3) That if at any time during the existance of this lease, the State or any Municipality under any legal power of emminent domain shall condemn and acquire title to any portion of the premises covered hereby, then and it that case the rent herein stipulated shall be proportionately decreased.

(4) The Lessee shall have the right or option to renew this lease at the end of five years for such time and upon such terms as may be agreed upon between the parties, and notice in writing of Lessee's desire to renew and extend this lease shall be given by Lessee to Lessor not later than March 22nd 1956.

(5) That the terms of this lease can only be altered by written agreement signed by the parties hereto.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals tne day and year first above written.

In the presence of:

[Signature]
Jean F. Lindsey
As to Lessor
Addie Poore
Lucille V. McCoy
As to Lessee

[Signature]
Party of the First Part
Dixie Home Stores
By [Signature]
Party of the Second Part
[Signature]