

surface treated lot, in a good state or repair and at Lessee's own cost and expense, and agrees that at the end of other expiration or termination of this lease, it will quit and deliver up the said demised premises in good condition, less normal wear and tear. All improvements which are made to the premises by the Lessee shall at that time become the property of the Lessor.

12. The Lessor covenant and agrees that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

13. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon their respective administrators, executors, heirs, successors and assigns.

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

WITNESS:

Henry P. [Signature]
Ruth Seay

LULLWATER SYNDICATE, INC.

BY: H. Bowen (SEAL)
Its President

and

BY: Walter W. [Signature]
Its Secretary & Treasurer
LESSOR

C. W. Hinton (SEAL)
LESSEE