

shall be responsible for all other maintenance of the building, including the interior thereof and all fixtures therein.

7. In the event that the leased building is wholly or partially destroyed, not resulting from the Lessee's fault, the Lessor will proceed as soon as practicable to restore the building to substantially the same condition it was in prior to such destruction, and during such period of restoration the rent payable herein will be adjusted in proportion to the degree that the building is not useable by the Lessee.

8. Upon breach by either party hereto of any condition or covenant herein contained, and such breach is not remedied within a period of 10 days, the other party hereto may terminate this lease upon 30 days written notice to the party responsible for the breach, and may thereafter proceed to enforce any legal remedies then available.

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9. If either party hereto so requests, the Lessor will have Dalton & Neves, or some other competent engineering firm, make a survey of the leased land, and a detailed metes and bounds description of such land, based on said survey, may be attached hereto and made a part hereof, superseding the description in paragraph 1 above.

10. The Lessor and Lessee, respectively, do hereby bind themselves, their successors and assigns, to faithfully perform each and all of the duties, responsibilities and provisions set forth in this lease.

IN WITNESS WHEREOF, the Lessor and Lessee have caused their respective corporate seals to be hereto affixed and these presents to be subscribed by their respective duly authorized officers, this the day and year first above written.

Attest:
R. E. Houston
Secretary

LOWNDES HILL REALTY COMPANY
By R. E. Houston
President

B. W. Symonds
Treasurer

LESSOR

(As to Lessor)

(Seal)

H. R. Aughtrey
Secretary

AUGHTREY MOTORS, INC.
By Paul C. Aughtrey
President

LESSEE

Paul C. Aughtrey
Treasurer

(Seal)

(As to Lessee)

Witness:

R. E. Houston Jr.
As to Lessor and Lessee