

that the public or any member thereof or any of Lessee's employees may sustain on or in said premises during the period in which said premises are occupied by the Lessee.

IT IS UNDERSTOOD AND AGREED that the Lessee is leasing said premises for the purpose of operating therein a business for the retail and wholesale of furniture, electrical appliances, jewelry and similar commodities and should said building become partially damaged by reason of fire or other casualty, the Lessor herein will, within a reasonable time thereafter, repair the same, taking into consideration availability of labor and material, and during the period necessary for said repairs, the rent shall be abated in proportion to the part of the building rendered unfit for use by the Lessee for the purposes for which the same are being used. However, in the event said building is completely destroyed or destroyed to an extent where the same is generally unfit for the purposes for which the same are being used by the Lessee, this lease shall thereupon terminate at the option of either party.

IT IS UNDERSTOOD AND AGREED that this lease shall be binding upon the parties hereto, their respective heirs, executors, successors and assigns.

WITNESS our hands and seals this 17 day of April, 1953.

In the presence of:

[Signature] Mabel C. Payne (SEAL)  
Lessor  
Angell Staggs

MCDUFFIE-PARKER FURNITURE COMPANY, INC. (SEAL)

By [Signature]  
Vice-President

And [Signature]  
Secretary