

March 1, 1955 and on the same date of each month thereafter. Beginning March 1st, 1956 and continuing for the balance of the term of this lease, the Lessee agrees to pay the Lessor the sum of Fifty (\$50.00) dollars per month. Non-payment of the rental as set forth above, shall terminate this lease at the option of the Lessor.

(3) The Lessee agrees to operate the business in an orderly manner such as not to create a nuisance in the community. No beer or other alcoholic beverages will be sold on the premises.

(4) Upon termination of this lease agreement, the Lessee shall have the privilege to remove the buildings and improvements placed by him upon the premises during the term of this lease, provided, however, the terms of this contract are not in default, in which case, the buildings and improvements placed upon the premises by the Lessee shall stand for any back rentals.

(5) Upon expiration of this lease, its terms and conditions same may be renewed by Lessor and Lessee upon written consent of both parties.

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The Lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this the 1st day of March, 1955.

WITNESS:

J. P. [unclear]  
Mattie A. Langston

N. L. Langston  
N. L. Langston, Lessor

Wayne B. Finley  
Wayne B. Finley, Lessee