

FIRST:

This lease shall be for and during the term of ten (10) years beginning as of the 1st day of September, 1957, and, unless sooner terminated as herein provided, ending at midnight on August 31, 1967;

SECOND:

The Lessee does hereby agree to pay to the Lessor for and during the term hereof as rental the sum of ONE HUNDRED EIGHTY-FOUR THOUSAND EIGHT HUNDRED FIFTY AND NO/100 (\$184,850.00) DOLLARS, which said sum shall be payable as follows:

In equal monthly installments, in advance, of FIFTEEN HUNDRED FORTY AND 42/100 (\$1,540.42) each, receipt of the initial month's installment being herewith expressly acknowledged, with the next ensuing monthly installment due October 1, 1957, and with the final monthly installment due August 1, 1967.

THIRD:

It is understood and agreed that should any installment of the rent be past due and unpaid by the Lessee, the Lessor may, at its option, after giving fifteen (15) days written notice by registered mail addressed to the Lessee at Richmond, Virginia, declare this lease terminated, in which event the full amount of the rental for the whole of the unexpired term shall be immediately due and payable and the Lessor may enter upon and take possession of the premises above described and resort to any legal remedies prescribed by law for the enforcement or collection of the rental due or to obtain possession of the property described above, provided that the Lessee shall not have paid the said installment of the rental past due and unpaid before the expiration of such fifteen (15) days' notice;

FOURTH:

It is further understood and agreed that in the event the Lessee, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors or files a petition pursuant to any State or Federal law for the extension of its debts or for any type of reorganization, or if its stock of goods, wares and merchandise should be seized under attachment, execution or other process, which execution or other process is not vacated or such property released within fifteen (15) days, then and in such an event, the Lessor shall have the right at its option to terminate immediately this lease, whereupon the full amount of the rental for the whole of the unexpired term shall be immediately due and payable and the Lessor may enter upon the demised premises and take possession thereof and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent, or to obtain possession of the leased premises;

FIFTH:

The Lessee agrees to keep in good repair, at its own expense, during the term of this lease, both the exterior and interior of any buildings and other improvements (including fences and paving) situated upon the property, ordinary wear, tear and depreciation excepted;

SIXTH:

Any repairs, improvements or alterations to the premises and any buildings situated thereon shall be made at the expense of the Lessee; however, before making any substantial alterations or improvement, the written consent of the Lessor shall first be obtained; all repairs, improvements or alterations to the premises and buildings located thereon shall be deemed to be a part of the realty and shall become the property of the Lessor at the termination of this lease;

(Continued on Next Page)