

The Lessees and Lessors in consideration of the leasing do further agree as follow:

1. That the Lessors shall maintain and keep in good condition the outside of the building and premises and that the Lessees shall maintain and keep in good condition, subject to normal wear and tear, the inside of the building.
2. That the Lessees shall furnish all utilities.
3. That the Lessees shall not sub-lease any portion of the premises.
4. That the Lessees shall not sell or assign this lease except to a person or persons who would maintain a drug store on the premises. It is agreed that these premises shall not be used by the Lessees for anything other than the normal operation of a drug store.
5. The Lessees agree to make no alterations to the building without obtaining the consent of the Lessors.
6. Should the building be destroyed by fire or other disaster, the Lessors shall have a period of ninety (90) days in which to repair the building for normal occupancy and business. Provided, however, should more than ninety (90) days be necessary to restore the building, the Lessees shall have an option to cancel the lease.
7. If the use of the premises be discontinued or vacated by the Lessees before the expiration of the lease, then the whole of the unexpired term shall become immediately due and payable.

TO HAVE AND TO HOLD the said premises unto the said lessees, their executors, or administrators of the said term.

The Lessees hereby acknowledge having a duplicate of this lease.

WITNESSES:

Thos Am B. Phillips

William Cohen

LESSORS:

E. J. Fowler (SEAL)
Dr. E. J. Fowler

Annie Adams Fowler (SEAL)
Annie Adams Fowler

LESSEES:

E. E. Turner, Jr. (SEAL)
E. E. Turner, Jr.

W. Eugene Estes (SEAL)
W. Eugene Estes

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