

that the same shall not be assigned or mortgaged without written consent of Lessor.

6. Lessees covenant and agree with Lessor that they will not use or permit said premises to be used for any unlawful purpose or permit thereon anything which will become a nuisance, and that they will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or other casualty, nor which may render any increase or extra premium payable for such insurance.

Lessees further agree that at the expiration of the term of this lease they will deliver up said premises in as good condition as they shall have been at the beginning of the term, natural wear and tear alone excepted.

7. In the event of bankruptcy or receivership of Lessees, or should Lessees make any assignment for the benefit of creditors, or fail to pay any installment of rent within thirty (30) days after the same shall become due, or fail to perform any of the terms herein, Lessor may, at his option, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or may declare this lease terminated and take immediate possession of said premises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of July, 1958.

In the presence of:

J. Frank Williams (SEAL)  
Lessor

Ray M. Blakey (SEAL)

Don B. Blakey (SEAL)  
Lessees

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