

(5) years of this lease; and a rental of FIVE THOUSAND, FIVE HUNDRED EIGHTY-THREE DOLLARS SIXTY CENTS (\$5,583.60) per month for the last five (5) years of this lease, which rentals shall be payable on the last day of each month for which rentals are due.

4.

ADJUSTMENT OF RENTALS BY REASON OF EVICTION

It is understood by LESSOR and LESSEE that the rentals provided for in Paragraph 3, hereof, shall be adjusted in the event of Lessee's eviction from any portion of the real estate, including land and all improvements to land, leased hereby, by reason of paramount right or title vested in a third person, said adjustment to be made by, removing said portion and its there assigned value from that one of the Exhibits "A", "B", "C", or "D" hereto on which it appears, and thereafter on the basis of said Exhibits as so altered by reason of every such eviction, recomputing the rents, provided in Paragraph 3 above, using the same method and manner, by which the rents provided in Paragraph 3 above were computed. It is provided however, that should LESSEE be evicted by reason of the condemnation of any portion of the aforesaid real estate, the relations between the parties hereto in respect to such condemnation shall be governed by the provisions of Paragraph 18 hereof.

5.

PAYMENT OF RENTAL, CHANGE IN OWNERSHIP

All payments of rentals under this contract shall be made to LESSOR, its successors or assigns, directly and no change in the ownership of the property herein leased shall be binding on LESSEE until notice thereof shall have been given to LESSEE by registered or certified mail, with a certified copy of said transfer being made a part of said notice, addressed to LESSEE at its Shreveport, Louisiana office; provided, however, that LESSOR binds itself not to grant, sell or convey any of the property herein leased to the prejudice of LESSEE'S rights hereunder and that any transfer thus prejudicial shall not be binding upon LESSEE or its assigns, and, as to LESSEE or its assigns, shall be null and of no effect.

6.

RETENTION OF POSSESSION BY LESSEE BEYOND THE TERM OF THE LEASE

It is understood and agreed that should LESSEE retain possession of the