

or of any installment thereof for a term of more than sixty (60) days, the whole amount of the rent due for the unexpired term of this contract shall, at the option of the Lessor, become immediately due and payable and the Lessor shall have the right to institute any proceedings provided by law to secure the payment of the same with costs and expenses, or the Lessor shall have the right, at its option, to declare the lease terminated and re-enter into possession of the premises.

6. In the event of destruction of the building or a substantial portion thereof by fire, flood, storm or other casualty, the Lessor shall at its option have the right within thirty (30) days from such destruction or damage to elect to rebuild or repair said building, provided that the Lessee is given within said thirty (30) day term by the Lessor written notice of such intention, and thereafter the building shall be promptly rebuilt or repaired. The rent hereby reserved shall be suspended for and during the period which shall elapse between such destruction or damage to the building and the rebuilding or repair thereof and the term of this lease shall be extended for a period equal to the time which shall elapse between such destruction or damage and the rebuilding or repair thereof.

7. It is understood and agreed that this building may be sub-leased as long as present Lessee is responsible for payment of sub-lessee's rent.

To the full and faithful performance of this agreement, the parties hereto do bind themselves, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals this the 12th day of March, 1959.

Signed, sealed and delivered in the presence of:

Nalley & Lollis Construction Co., Inc., Lessor

Joanell H. Deutor

By: A. B. Nalley (L.S.)
President

Edna J. Hamby

By: Eudora N. Rahn (L.S.)
Asst. Secretary
Kilge Motor Freight, Inc., Lessee

Mavis Carroll

By: James J. ... (L.S.)
President

David Atkins

By: T. C. Brown (L.S.)
Secretary

