

The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises which may affect the interests of the Landlord and the Tenant's occupancy thereof.

The Tenant agrees not to do or permit anything to be done in said premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof.

The Tenant agrees to pay any increased insurance premiums on building or contents due to the Tenant's occupancy, as additional rent.

This lease may be assigned or any portion of the premises herein sub-leased subject, however, to the following express conditions (which conditions are hereby declared to be conditions precedent) to-wit:

(1) The Lessee agrees not to sub-lease any part of the premises to any business which would be considered a nuisance.

(2) That the Lessee shall continue to remain liable to the Lessor for the rental stipulated herein.

Copies of these leases are on file in the office of Alester G. Furman Co. and may be inspected at any reasonable time.

IN WITNESS WHEREOF, the Lessor and Lessee have caused this agreement to be executed by their duly authorized officers and their official seals to be hereunto affixed the day and year first above written.

In the Presence of:

Martha C. Fleming
Allen G. McIntyre
As to Lessor

Margaret M. Rives
Jessie B. Garrison, Jr.
As to Lessee

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A. J. Patton (LS)

FINANCE
FRANKLIN SAVINGS & LOAN CO. (LS)

BY Lincoln Jones
Secy U.S. & Tenn

BY J. F. Singleton