

not have the right to sublet the premises without the written consent of the Lessor. The Lessees further agree to make no alterations of the premises without the written consent of the Lessor.

If, during the term of this lease or any extension thereof, the building located on the leased premises is damaged by fire or other casualty and the damage thereto does not render the building untenable, then the Lessor shall immediately repair said damage at Lessor's expense. However, if the damages resulting to the building from fire or other casualty is great enough to cause the premises to become untenable, then Lessor may elect to terminate this lease as of the date of the damage by such fire or other casualty by giving written notice to the Lessees within thirty (30) days after such date, or the Lessor may repair or restore the building at Lessor's expense, in which case the rent shall abate from the date of the damage until the date that the building is again ready for occupancy. If Lessor so elects to repair the building and does not substantially complete the work within ninety (90) days of the date of the damage, then either party may terminate the lease as of the date of said damage.

Should Lessees fail to pay the monthly installments of rent or perform any other conditions of this lease for a period of thirty (30) days, then the Lessor may declare the lease terminated and expel the Lessees therefrom without prejudice to other remedies.

IN WITNESS THEREOF the parties hereto have hereunto set their Hands and Seals the day and year first above written.

In the presence of:

Judith S. Carter
John B. Mann
As to Lessor

Johnny Gibb
Lessor

Judith S. Carter
John B. Mann
As to Lessees

Robert H. Bigley
H. Lee Howell
Lessees

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