

covenants, contracts and agrees to rebuild said building so damaged with all reasonable expedition and speed for occupancy of Lessee, and rent shall be abated until completion of said repair and restoration in proportion to the extent and value of the space which is unusable for the purposes for which utilized at the time of the occurrence of the loss or damage; and rent previously paid which covers the period after commencement of untenability shall be returned accordingly to the Lessee.

Nothing contained in this lease agreement shall in anywise affect the right of the Lessee to insure any and all of its equipment, accessories, fixtures and other assets which may be located on the demised premises in such amounts and against such risks as Lessee may deem advisable.

SECTION 8. Lessee shall pay for all water, gas and electricity or other public utilities used by Lessee on the demised premises during the continuance of this lease.

SECTION 9. In the event that the Lessee shall neglect to make any payment of rent when due and shall remain in default for thirty (30) days, or shall breach any of the terms of this contract, the Lessor may enter the premises and expel said Lessee therefrom without prejudice to other remedies. Notice to quit possession and every other formality is hereby expressly waived in case of default.

SECTION 10. Lessor warrants that Lessor is seized of the demised premises and has full right to make this lease, and that Lessee shall have and enjoy quiet and peaceful use and possession of the demised premises during the term and any extensions or renewals thereof so long as the Lessee shall comply with the covenants herein assumed by Lessee.

Upon the termination of this lease, or any extension thereof, Lessee will quietly and peacefully deliver up possession of the demised premises in good order and condition, casualty damage (not occasioned by the negligence or default of the Lessee, his agents, employees or invitees), reasonable wear and tear, Acts of God or the public enemy excepted.

SECTION 11. Lessee shall have the right to assign this lease or sublet the demised premises, or any portion thereof, provided that no such assignment or subletting shall affect or prejudice any of the covenants, conditions or provisions herein contained or release Lessee from any of its obligations hereunder.

IN WITNESS WHEREOF, said GREAT SOUTHERN WAREHOUSES, INC., and said J. P. STEVENS & COMPANY, INC., have caused their corporate seals to be hereunto affixed and these presents to be subscribed by their duly authorized officers, on this 28th day of NOVEMBER, 1966.

Signed, Sealed, and Delivered in the Presence of:

Ray H. Kinn
George W. Hartzell

Luis W. Brooks
Loisalee B. Moxley

GREAT SOUTHERN WAREHOUSES, INC.
BY: W. S. Haudrick 39
President
AND: Wm. A. Hain
Secretary-Treasurer

J. P. STEVENS & COMPANY, INC.
BY: F. T. Roberts
President
AND: W. C. Ray
and Secretary

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