

estate taxes and assessments when due, agrees not to effect any major alterations in the building without the prior consent of Lessor and agrees to indemnify and hold harmless the Lessor from any claims or actions, including expenses in connection therewith of any person arising out of the use of the premises.

6. If the Lessee should be in default for any payment for more than thirty (30) days or should breach any agreement contained herein, the Lessor may, at its option, declare this agreement and lease terminated and immediately retake possession of the premises, any payment previously made being forfeited by Lessee. Upon such default or breach, Lessor may, alternately, elect to continue the lease and enforce the provisions of this agreement and declare the entire unpaid balance immediately due and payable.

7. It is agreed that the building which is the subject of this lease shall remain personal property and not become a part of the real estate.

8. This lease may not be assigned nor the property sublet without the written consent of Lessor.

WITNESS our hands and corporate seals the day above written.

In the Presence of:

*Archie J. ...*  
*D. Maurice ...*

*George C. ...*

*Will ...*

E. L. JONES & SON, INC.

By: *Dennison O. Jones V-pres*  
Lessor

INDUSTRIAL REALTY CO., INC.

By: *Gerald H. ...*  
Lessee

(Continued on next page)