

made by Lessees, said interior walls shall be restored to their former state by Lessees and at their sole expense, and except for ordinary wear and tear, the premises shall be delivered to the Lessors at termination of lease in as good condition as at the beginning of term.

The Lessees may use the building for any reasonable purpose, PROVIDED HOWEVER, that no alcoholic beverages shall be stored or sold on the premises, and said premises shall not be sublet. *7/2/85*

SDP PPTZ COMK
The Lessors specifically agree herein and do hereby waive any lien rights they may have on any equipment which is stored in the building until the purchase price of said equipment is paid in full. Then the Lessors rights shall revive and take precedence over any subsequent chattel mortgage.

In the event of fire or other casualty substantially destroying the building, this lease shall forthwith be terminated, unless the building is repaired or restored and the lease continued by mutual consent of the parties hereto.

Lessors agree to keep the taxes paid on the real estate herein leased and to keep the building insured against loss by fire and also to keep the plate glass insured. Lessees, by this lease, assume all liability for any damages resulting to customers, guests, or other persons on the premises, and shall carry public liability insurance to protect them and the Lessors against any such claims.

Should the Lessees become bankrupt, either voluntarily or involuntarily, or should their business become subjected to a receivership, it is understood and agreed that this lease shall automatically terminate, without further notice or action, and that Lessors may immediately enter into full and complete possession of the premises and may remove therefrom, at their option, any property located in the building or area herein leased.

It is understood and agreed that the Lessees shall have a right of option to renew this lease for an additional period of five years upon the same terms and conditions as contained in this instrument, PROVIDED HOWEVER, the Lessees notify the Lessors, in writing, at least ninety days prior to the end of the original term of five years.

WITNESS Our Hands and Seals this the day and year first above written.

Signed, sealed and delivered in the presence of:

W.B. McGarity

Willard M. Full
As to Lessors

Annue Mason Kendrick (SEAL)

Richard Perry Turner Jr (SEAL)
Individually and as Executors of the Richard Perry Turner, Sr. Estate

Selvia Turner Patterson (SEAL)
Individually

LESSORS

But R. Painter

Thomas Conroy
As to Lessees

Samuel A. ... (SEAL)

Theresa ... (SEAL)
LESSEES

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