

9. Landlord warrants that on the effective date of this Lease it is the sole owner of the demised premises in fee simple, free of liens and encumbrances. Landlord expressly agrees that Tenant may mortgage its leasehold interest in the demised premises. Landlord further agrees that it will assist Tenant to obtain financing to construct improvements hereon including without limitation subordination of its title in the fee to a mortgage by Tenant, guaranteeing a note or notes of Tenant and securing such guarantee by mortgage of other property.

10. Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this lease Tenant shall have quiet possession and enjoyment of the premises.

11. This Agreement shall be binding upon the parties hereto, their successors and assigns.

12. This Lease shall not be assigned or the premises sublet without the consent in writing first obtained from the Landlord, which shall not be unreasonably withheld.

IN WITNESS WHEREOF, The parties hereto have caused this Lease Agreement to be executed the day and year first above written.

WITNESSES:

William A. Kelly
Jessie H. Taylor

SANS SOUCI HOUSING, INC. (SEAL)

By B. R. O'neale President
Belton R. O'neale Secretary

LANDLORD

William A. Kelly
Jessie H. Taylor

BELTON R. O'NEALL COMPANY (SEAL)

By Belton R. O'neale President
Belton R. O'neale Secretary

TENANT