

(b) Shall at the end, or other expiration, of the term, deliver up the demised premises, in good order and condition, damage by the elements excepted; and

(c) Shall not make any improvements, or alterations, in or to the demised building, or to the equipment, or fixtures, thereof, without first obtaining the written consent of the Landlord; and all improvements made by the Tenants shall belong to the Landlord, at the expiration of the term of this lease.

(4) That the tenants shall not assign this agreement, nor underlet the premises, or any part thereof, without first obtaining the Landlord's consent in writing; nor occupy, nor permit, nor suffer, the same to be occupied for any business, or purpose, deemed extra-hazardous on account of fire.

(5) That the Tenants shall in case of fire, give immediate notice thereof to the Landlord, who shall, thereupon, cause the damage to be repaired forth with; but if the premises shall be so damaged that the Landlord shall decide to rebuild, the term shall cease, and the accrued rent shall be paid up to the time of the fire.

(6) That in case of default in any of the conditions, or covenants, herein contained, the Landlord may resume possession of the premises, and lease the same for the remainder of the term, at the best rent that he can obtain, for the account of the Tenants, who shall pay any deficiency thereby resulting to the Landlord.

(7) (a) That the Landlord shall have the right three (3) months prior to expiration of the term hereby granted, to put up, in some conspicuous part of the exterior of the said premises, a notice (For Sale) or (For Lease) and applicants shall be admitted, at reasonable hours of the day, to view the premises, until rented.

(b) That the Landlord, or its agents, shall also be permitted any time during the term to visit the premises and examine the premises at any reasonable hour of the day.

IN WITNESS WHEREOF the parties hereto have hereunto interchangeably set their hands and seals, the day and year first above written.

Wade Thomas - (Landlord)

Rose Anne Thomas (Landlord)

Willie J. Walker (Tenant)

(Continued on next page)