

Any signs, trade fixtures and equipment installed on the leased premises by the Lessee may be removed if same can be done without material damage to the leased premises, or upon Lessee agreeing at said time to repair at its expense any damage caused by such removal.

That the Lessee may not assign or sublet the premises leased hereunder without the written consent of the Lessor, which consent shall not be unreasonably withheld but it is understood and agreed that if the Lessor gives written consent to the Lessee to assign or sublet this lease, then, it is understood and agreed that the Lessee shall be bound by the terms and conditions of this lease and shall be responsible for the payment of all rents due under said lease and shall be responsible for the conditions and terms of said lease agreement as herein provided.

If the use of the premises be discontinued or vacated by the Lessee before the expiration of the lease, then the whole of the rental for the unexpired term of the lease shall become immediately due and payable.

It is further mutually covenanted and agreed by and between the Lessor and the Lessee that this lease and all the covenants, terms, provisions and conditions herein contained shall inure to the benefit of and be binding upon their successors and assigns, legal representatives and each of them.

That when this lease expires the parties hereto agree to attempt in good faith to negotiate a lease for an additional term.

IN WITNESS WHEREOF the said Lessor and the said Lessee have hereunto placed their hands and seals this the 27th day of August, 1970.

Witness as to Lessor:

(1) R. Kinard Johnson Jr.
(2) Judy H. Ellen

Ernest M. Davis
Ernest M. Davis, Lessor

Witness as to Lessee:

(1) R. Kinard Johnson Jr.
(2) Judy H. Ellen

William A. Hopkins
William A. Hopkins, Lessee

(Continued on next page)