

business while repairs are being made or on account of such termination of this lease so long as said termination was not caused by the negligence of Lessors, their agents or employees. In the event the damage or destruction occurs to the demised premises as a result of the negligence of either the Lessor or Lessee or their agents, the other party is entitled to recover for any damage or loss occasioned by such negligence. "Untenable" within the meaning of this paragraph shall mean that the destruction of the premises exceeds 20% or more of the value thereof.

ENTIRE AGREEMENT

This Lease Agreement contains all of the agreements and conditions made between the parties hereto and may not be modified orally or in any other manner than by agreement in writing signed by all parties hereto or their respective successors in interest.

It is further mutually covenanted and agreed by and between the Lessors and 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 heirs, successors and assigns, legal representatives and each of them respectively.

It is agreed by the Lessee that no alcoholic beverages shall be sold on the premises.

IN WITNESS WHEREOF the said Lessors and the said Lessee have hereunto placed their hands and seals this 22nd day of July, 1971.

WITNESSES:

J. Henry Philpot
Mary W. Southwick

M. L. Lanford Jr. (LS)
M. L. Lanford, Jr., Lessor

William F. Lanford (LS)
William F. Lanford, Lessor

McDUFFIE-PARKER FURNITURE CO., INC.
Lessee

Richard Kirby
Dawson Kolb

BY J. C. McDuffie (LS)
J. C. McDuffie, President

H. E. Parker, Jr. (LS)
H. E. Parker, Jr., Sec. & Treas.

Rose D. Landrum
Maggie S. Rogers

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