

respectively, as the case may be. Should both be so destroyed or damaged, the lease shall terminate. In the event of partial destruction the rent shall be proportionately abated.

(10) The Landlord covenants that Tenant shall have quiet and peaceful possession of said property throughout the duration of this lease.

(11) The Tenant shall have the right to assign or sublet the within premises with the consent of the Landlord. However, any such assignment or subleasing shall not release the Tenant from liability on this lease. This lease supercedes all previous leases between the parties.

(12) The Tenant covenants and agrees with the Landlord that it will not use nor permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or which may cause the Landlord to have to pay a fire insurance premium at a rate in excess of that which it is forced to pay by reason of the business conducted by the Tenant.

(13) The Tenant agrees to use the demised premises for the operation thereon of a general manufacturing, installation and construction work.

IN WITNESS WHEREOF, the Landlord and Tenant have hereunto caused this lease agreement to be duly executed the day and year first above written.

WITNESSES:

Charles W. Johnson  
David F. Johnson

BLUE RIDGE CORPORATION (SEAL)

By: R. G. Gentry

William N. Poe

(Landlord)

GOWER MANUFACTURING COMPANY (SEAL)

By: R. G. Gentry

William N. Poe

(Tenant)