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15. The Tenant covenants and agrees that if, at any time, it is adjudged bankrupt or insolvent under the laws of the United States or of any state, or makes a general assignment for the benefit of creditors, or if a receiver of its property is appointed and shall not be discharged within ninety (90) days after such appointment, then the Landlord may, at their option, declare the term of this lease agreement at an end and shall forthwith be entitled to immediate possession of the said premises.

16. If any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained by the Tenant, the Landlord will notify the Tenant of such default in writing, addressed to Geo. T. Wood & Sons, Incorporated at the above designated office address, and forwarded by registered mail, and unless such default be remedied as soon as may be reasonably possible, but not exceeding ~~21~~ (30) days, it shall be lawful for the Landlord to reenter the said premises and to again have and enjoy the same, but this provision is not applicable to a bona fide dispute as to the Tenant's liability to make repairs.

If the Landlord shall be in default or shall fail or refuse to perform or comply with any of its obligations under this lease, Tenant, in addition to but not in limitation of any other right, or remedy, after giving Landlord notice in writing of such default, failure or refusal and demand to remedy same, may, at Tenant's option, remedy the condition or matter referred to in such notice and Landlord agrees to reimburse Tenant for any expenses reasonably incurred in connection therewith.

17. Any trade fixtures, equipment, and other property installed in or attached to the demised premises by and at the expense of the Tenant, and all other items, whether trade fixtures or otherwise, installed by the Tenant shall remain the property of the Tenant; and the Landlord agrees that the Tenant shall have the right at any time and from time to time to remove any and all of its trade fixtures, equipment, and other property which it may have stored or installed on the demised premises; however, provided in such event the Tenant shall restore the premises substantially to the same condition in which they were at the time Tenant took possession, ordinary wear and tear, and damage by fire or other casualty excepted, and repairs which the Landlord is obligated to make are also excepted.

18. The Tenant will yield up the demised premises and all additions thereto (except signs, equipment and trade fixtures installed by Tenant at its expense) at the termination of the tenancy in as good and tenantable condition as the same are at the beginning of Tenant's occupancy, reasonable wear and tear, damage by fire and other casualties and condemnation appropriation by eminent domain excepted, and also excepting any damage, disrepair and other condition that the Landlord is obligated hereunder to repair or correct.

19. The rent due to be paid under this lease agreement or any renewal thereof, shall be paid by Tenant to Wayman A. Smith unless otherwise notified in writing.

20. The Landlord covenants that they are lawfully seized of the demised premises and have good right and lawful authority to enter into this lease for the full term aforesaid and any renewal thereof; that Landlord will put the Tenant in actual possession of the demised premises at the beginning of the term aforesaid, and that Tenant, on paying the said rent and performing the covenants herein agreed by the Tenant to be performed, shall and may peaceably and quietly have, hold and enjoy the demised premises and use the appurtenances thereto as hereinabove referred to for said term.

(Continued on next page)

W.A.S.
OK 11-17-72
Frank H. Smith