

LIABILITY. Tenant covenants and agrees that he shall obtain a tenant's liability insurance policy to insure the leased premises for tenant's liability for personal injury or property damage and maintain same in full force and effect during the term of this lease; and Landlord covenants and agrees to obtain a landlord's liability insurance policy to insure the leased premises for landlord's liability for personal injury and property damages and maintain same in full force and effect during the term of this lease.

RIGHT OF RE-ENTRY. Tenant agrees to permit the Landlord or his agents to enter these premises at reasonable hours and by appointment for the purpose of making inspections and repairs, after first notifying the Tenant, and to also permit the Landlord or his agents to enter the premises in case of fire, storm or need for emergency repair. Tenants agrees to allow the C. Dan Joyner & Co., Inc., Realtor, to show the premises during daylight hours to prospective tenants or purchasers during the last thirty (30) days of the Tenant's occupancy of the premises.

ASSIGNMENT OR SUBLETTING. The Tenant further agrees that he will not allow anyone to share said premises, keep roomers or boarders, nor assign, sublet or transfer said premises or any part thereof without the Landlord's written consent.

CONDEMNATION. It is agreed by and between the Landlord and the Tenant that if the whole or any part of said premises hereby leased shall be taken by a competent authority or any public or quasi-public use or purpose, then and in that event, the term of this lease shall cease and terminate from the date when the possession of the part so taken shall be required for

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