

damages for the breach of said covenants, or (b) declare this Lease terminated and take possession of the demised premises and thenceforth hold the same free and clear of any claim or right of Tenant, its successors and assigns, but with the right, nevertheless, of Landlord to recover from the Tenant any past due rentals.

8. Landlord warrants that, on the effective date of this Lease, it is the sole owner of the demised premises in fee simple, subject only to a first mortgage loan to Liberty Life Insurance Company.

9. Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this Lease, Tenant shall have quiet possession and enjoyment of the premises.

10. This agreement shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed the day and year first above written.

WITNESSES:

Sara A. Barfield
Donna A. Kerns

JURAL LIMITED PARTNERSHIP

By C. D. Cull
General Partner

Jan. M. Shennel
General Partner

LANDLORD

Sara A. Barfield
Donna A. Kerns

WYCHE, BURGESS, FREEMAN & PARHAM.
PROFESSIONAL ASSOCIATION

By W. F. Burgess
President

C. J. Wyche
Secretary

TENANT

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