

6. In the event the premises herein leased are damaged by fire or other casualties during the term of this lease to an extent that represents less than fifty percent of its value, said Lessor shall proceed to repair and restore said premises, as soon as the same can be reasonably done, taking into consideration the prevailing conditions as to labor and material, and the rent or proportionate part thereof shall be abated until the premises are restored. However, should said premises be damaged by fire or other casualties to an extent equivalent to fifty percent or more of its value, this lease shall thereupon terminate.

7. All the terms of this lease shall only be altered by written agreements signed by the parties hereto.

8. The Lessee shall have the option to renew this lease for an additional three (3) years with rent not to exceed \$450.00 per month, and new lease shall be negotiated with the Lessor at least ninety (90) days before the expiration of said lease.

IN WITNESS WHEREOF, James M. Gilfillin has hereunto set his hand and seal as Lessor, and The Waywide Shop, Inc. have hereunto their hand and seal as Lessee this the 15<sup>th</sup> day of September 1976

IN THE PRESENCE OF:

Juan F. Lindsay

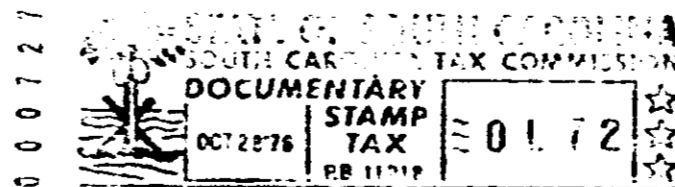
LeDora J. McCraw  
As to Lessor

James M. Gilfillin (L.S.)  
James M. Gilfillin, Lessor

Juan F. Lindsay

James M. Gilfillin, Jr.  
As to Lessee

The Wayside Shop, Inc.  
By: LeDora J. McCraw (L.S.)



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