

X.

Tenant agrees to carry liability insurance in amounts not less than Twenty-five Thousand (\$25,000.00) Dollars for each person, Fifty Thousand (\$50,000.00) Dollars for each accident for bodily injury, and Five Thousand (\$5,000.00) Dollars for property damage.

XI.

The Landlords, their heirs, successors and assigns, covenant to and with the Tenant, its successors and assigns, that the Landlords are seized of the above described land and have the full right to convey and lease the same for the entire term of this lease and of any renewal thereof herein mentioned; that they will warrant and defend the title and right of possession of the Tenant for the full term of this lease and any renewal herein mentioned against the lawful claims of any person whomsoever.

XII.

This lease contains the entire agreement between the parties and shall not be modified in any manner, except in writing by the parties or their respective successors in interest. The terms, covenants and conditions contained in this lease and any riders and plans attached hereto shall bind and inure to the benefit of Landlords and Tenant and their respective legal representatives and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this the day and year first above written.

In the presence of:

Mary Frances Morkel

Elizabeth S. Thompson
As to Landlords

Elizabeth A. Askins (SEAL)
Elizabeth Allen Askins

A. W. Askins (SEAL)
A. W. Askins, as Trustee for
Elizabeth Allen Askins

(Landlords)

COFFEE ST. REALTY CO. (SEAL)

Jacqueline P. Rau

Oliver H. Boyter
As to Tenant

By *[Signature]*
Vice President

By *[Signature]*
Secretary

(Tenant)

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