

It is likewise agreed that if the building on said premises shall be damaged by fire or other casualty to the extent not exceeding one-half of the value thereof, said damage shall be repaired by using so much of said proceeds derived from the fire, windstorm insurance collected as may be necessary for said purpose. If for any reason funds derived from the insurance for said loss are not available for said repairs, the Landlord shall provide for any necessary repairs to place the premises in as good a condition as before any damage suffered by reason of fire or other casualty. The Landlord herein agrees to carry fire, windstorm insurance upon said premises, and the Tenant agrees to carry fire and windstorm insurance on the property located within said building.

10. It is understood and agreed that the Tenant will not assign its interest in this Lease Agreement nor sub-lease the leased premises without the prior written consent of the Landlord.

11. The Tenant shall maintain its own public liability insurance and products liability insurance and shall save harmless the Landlord which hereby disclaims any and all liability in connection with the use of said premises in the operation of the Tenant's business on said premises.

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OF
FIVE PAGES
By _____

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in triplicate as of this 6th day of June, 1979.

IN THE PRESENCE OF:

Cynthia P. Wright
D. Maurice Johnson
AS TO LANDLORD

Clade Jones (L.S.)
CLADE JONES - LANDLORD

PIG-N-CHICK, INC. - TENANT

Cynthia P. Wright
D. Maurice Johnson
AS TO TENANT

BY: Edward Siebold (SEAL)
Edward Siebold
Its President