

and good appearance. The Lessee agrees to return the premises at the end of the lease term in at least as good condition as premises were when first leased, normal wear and tear excepted.

5. Damage: In the event of damage to the leased premises by fire or other casualty, the Lessor shall proceed at once to repair and replace the same. If the damage is such as not to substantially interfere with the use of the premises by the Lessee, the rent to be paid shall be abated to the extent that the premises cannot satisfactorily be occupied by the Lessee until such damage is repaired by the Lessor. Should the premises be damaged to the extent that same cannot be satisfactorily occupied by the Lessee in its opinion, the Lessee shall not be required to pay any rental from the time said damage occurs until the premises shall be repaired in a manner satisfactory to the Lessee. Should the premises be destroyed by fire or other casualty, this lease shall terminate and no rental shall be payable by the Lessee after the date of such destruction.

6. Parking: Lessee shall have the right to use parking facilities located on the property, except for fourteen parking spaces located directly in front of the building which shall be reserved for use by clients of the Lessor.

7. It is agreed that the Lessee shall not have the right to sublease the premises or assign this lease without the Lessor's written permission, which permission shall not be unreasonably withheld.

8. If the Lessee fails to pay the rent due hereunder within ten (10) days after the due date thereof, this lease shall be in default and the Landlord shall have all rights of termination, ejectment, or otherwise, provided by law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate originals the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Carolyn J. Dilworth

Nancy Hailay

Signed, Sealed and Delivered
in the Presence of:

Kathleen Ferguson

James A. Meyer

DOBSON & DOBSON, ATTORNEYS AT LAW, P.A.

By: Robert A. Dobson
President

Attest: Janet M. [Signature]
Secretary

DUKE POWER COMPANY

By: James W. [Signature]
Vice President

Attest: Donna B. [Signature]
Assistant Secretary