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7. Lessor warrants that it is the sole owner of the demised premises in fee simple, free of liens and encumbrances, except a first mortgage on the premises.

8. Lessor shall put Lessee in possession of the demised premises, and covenants and agrees that during the continuance of this lease Lessee shall have quiet possession and enjoyment of the premises.

9. This lease shall not be assigned by Lessee or the premises sublet without the consent in writing first obtained from the Lessor, which shall not be unreasonably withheld.

10. Lessee shall be responsible for and pay all ad valorem taxes on the real estate herein described and improvements thereon.

11. This agreement shall be binding upon the parties hereto, their heirs and assigns.

12. On or prior to one (1) year from date hereof, Lessee shall purchase the leased premises in accordance with the terms and conditions of the attached contract dated January 24, 1981, which is incorporated herein by reference thereto.

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

WITNESSES:

*[Handwritten signatures of witnesses]*

CARROLL F. MOORE

*Carroll F. Moore*  
\_\_\_\_\_  
(LESSEE)

EVELYN GODDARD

*Evelyn Goddard*  
\_\_\_\_\_

JOANNE C. SHYDER

*Joanne C. Snyder*  
\_\_\_\_\_

(LESSORS)

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