

after such payment by Landlords. Landlords shall promptly pay and discharge all ad valorem property taxes, assessments and other charges on the leased premises.

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, successors 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:

Verdi H. Wallace
William Z. White
 As to A. W. Askins

A. W. Askins (SEAL)
 A. W. Askins, individually and as
 Trustee under Agreement dated
 September 1965 and as Trustee and
 Executor under the Will of Elizabeth
 Allen Askins

Verdi H. Wallace
William Z. White
 As to Betsy A. Humphries

Betsy A. Humphries (SEAL)
 Betsy A. Humphries as Trustee and
 Executrix under the Will of Elizabeth
 Allen Askins

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