

FOURTH: During the continuance of this lease, Lessee agrees that he will at his own cost and expense provide public liability and property damage insurance covering the demised premises for the purpose of protecting and indemnifying Lessor and Lessee against any claims arising out of the use of the demised premises by Lessee.

FIFTH: Lessee shall have the right to install in the building a new heating furnace or unit at his own cost and expense, and to remove same at the termination of this lease. Lessee agrees to reimburse Lessor for any damages to the building resulting from the installation or removal of said heating furnace or unit.

SIXTH: In the event of bankruptcy of the Lessee or in the event he should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor may, at her option, declare this lease terminated and take immediate possession of the premises.

SEVENTH: Lessee covenants and agrees that at the expiration of this lease, or any renewal thereof, he will deliver up said premises in as good condition as they shall be at the beginning of the term, reasonable wear and tear and loss by casualty excepted.

EIGHTH: Lessor covenants and agrees that Lessee, on paying the said monthly rental and performing the said covenants on his part, shall and may peaceably and quietly have, hold and enjoy the demised premises during the term aforesaid.

IN WITNESS WHEREOF, the respective parties have executed this instrument on this the day and year first hereinabove written.

In the Presence of:

Conyers W. Bivens
Charles W. Maulboudh

As to Lessor

Mila June Jones
Charles W. Maulboudh

As to Lessee

Louise C. Gower
Louise C. Gower, Lessor

H. E. Jeter
H. E. Jeter, individually and
d/b/a Jeter and Son Garage,
Lessee