

5. It is understood that the Tenant shall use the premises for a business similar to that for which the Landlord has been using it but shall not be prohibited to any other reasonable use thereof. Landlord covenants and agrees that Tenant, on paying the rent and observing and keeping the covenants, agreements and stipulations of this lease on its part to be kept, shall lawfully, peaceably and quietly hold, occupy and enjoy demised premises during demised term without hindrance, ejection or molestation. The Tenant shall not assign this Lease or sublet all or any part of the demised premises except with the written consent of the Landlord, which consent shall not be unreasonably withheld.

6. The Landlord agrees to give the Tenant first refusal to purchase in event the premises are offered for sale and at a price not in excess of any other bona fide purchase offer.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

IN THE PRESENCE OF:

Sandra C Bayne

James J. Jones  
As to the "Landlord"

Vernon E. Cox  
Vernon E. Cox

Sandra C Bayne

James J. Jones  
As to the "Tenant"

COX SAW WORKS, INC.

By: Harry M. Thompson  
Harry M. Thompson,  
President

(CONTINUED ON NEXT PAGE)