

for the operation of the business on the leased premises and all taxes and assessments lawfully levied or assessed against the equipment, furniture and fixtures and other personal property purchased by, owned by, brought upon or stored upon the leased premises by the Tenant.

14. The Landlord agrees to maintain and pay the premiums for adequate fire and extended coverage insurance upon the buildings and improvements situate upon the premises hereby leased.

15. The Landlord agrees that the Tenant, upon paying the rental herein reserved and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

16. The Tenant shall have the option of extending this lease for a period of five years from the termination date hereinabove set forth upon the same terms and conditions as herein set forth, provided that the Tenant shall give notice in writing to the Landlord not later than twelve months prior to the expiration of the original term of ten years.

17. This lease agreement executed by the Landlord and Tenant in duplicate merges all understandings and agreements between the parties hereto with respect to the leased premises and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the Landlord and Tenant, which written consent shall be executed in duplicate and attached to and become a part of the duplicate original of this lease agreement.

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands and seals the day and year above first written.

Witnesses:

<u>Georgia Bailey Smeak</u>	<u>W. W. McEachern</u> (SEAL)
<u>C. M. Gaffney Jr.</u>	W. W. McEachern, Landlord
As to Landlord	
<u>W. W. Young</u>	OVERNITE TRANSPORTATION COMPANY (SEAL)
<u>J. F. Blumheim</u>	By <u>J. H. Cochran</u>
As to Tenant	J. H. Cochran, President, Tenant
	and <u>W. P. Hackett</u>
	W. P. Hackett, Vice-President