

7. At the termination of this lease upon the expiration thereof or in any other manner, Ballentine Grocery Stores, Inc., shall immediately surrender the premises to Walley & Lollis Construction Co., Inc., or its assigns, in the same condition as received, ordinary wear and tear incident to the operation of a retail grocery store alone excepted, and the said Ballentine Grocery Stores, Inc., shall, at all times during the term of this lease, make at its own expense minor repairs and the said Ballentine Grocery Stores, Inc., shall also make, at its own expense, all repairs necessary and caused by excessive loading or other injurious use of the premises above and beyond ordinary wear and tear incident to the operation of a retail grocery store, it being the intention of the parties that the said Walley & Lollis Construction Co., Inc., shall, during the term of this lease maintain only the roof and outside walls of the leased building.

8. It is specifically understood and agreed that in event of default by the said Ballentine Grocery Stores, Inc., to pay promptly when due the ground rent provided in the lease of A. J. Jewell and Kina M. Jewell to Ballentine Grocery Stores, Inc., dated April 6, 1955, or in event Ballentine Grocery Stores, Inc., should default in making the monthly rental payments herein provided to be paid to Walley & Lollis Construction Co., Inc., for a term of more than sixty (60) days, that is to say should it become in default two monthly payments, then said sums and the whole amount not only of the ground rent but also the whole amount of the rental provided herein to be paid to Walley & Lollis Construction Co., Inc., for the unexpired term of this lease shall, at the option of the said Walley & Lollis Construction Co., Inc., become immediately due and payable and the said Walley & Lollis Construction Co., Inc.,