

And it is provided that in the event that the said Lessees become two (2) months in arrears with said rent, the Lessor shall have the option to terminate said lease. It is further provided that in the event that said building should be destroyed by fire or other casualty, then, and in that event, this lease becomes terminated immediately. It is further provided that the Lessees have a right to <sup>sub-</sup>lease or sub-rent all of said building or any portion thereof, subject to the approval of the Lessor.

The Lessees agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no material repairs, improvements or alterations to said building without the permission of the Lessor.

IN WITNESS WHEREOF, We have hereunto set our hands and seals in duplicate the year and date first above written.

Witness:

Emerson S. Duke  
Emmelle D. Duke

Wm. Grady Miley (L.S.)  
Lessor

T. P. Ayers (L.S.)

Frank Ayers (L.S.)  
Partners, doing business as  
A & A Food Store, Lessees

