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to immediate possession of the premises without further notice, and shall be entitled to all remedies allowed by law for collection of unpaid rent. On failure of the Landlord to keep the premises insured as hereinabove set forth, the Tenant may insure the same and deduct the premiums from rentals provided herein. On failure of the Tenant to pay taxes when due, Landlord may pay the same and the amount thereof shall be due and collectable as a part of the rent provided for herein.

The premises as a whole may not be sublet without the consent in writing of Landlord. This shall not be construed to prohibit Tenant from entering into usual share-cropping agreements, or from leasing the dwellings on the premises for terms not exceeding the term of this lease, but subject to the terms, conditions and covenants contained herein.

Tenant shall not cut or allow to be cut live standing timber during the term of the lease. This does not refer to underbrush.

In the event of bankruptcy of Tenant, or if he goes into receivership or makes an assignment or other transfer of assets for the benefit of creditors, Landlord shall have the right to immediately declare this lease terminated and may thereupon re-enter and take possession of the premises.

This lease shall be binding throughout its term on Landlord and Tenant, their respective administrators, executors, heirs and assigns.

IN WITNESS WHEREOF, the parties hereto have executed these presents with their hands and seals on the date and year first above mentioned.

In The Presence Of:

William S. Jetter
James Wright Jetter

R. C. Cullin LS
Landlord
W. J. Hall LS
Tenant