

15. In the event that the Leased premises or any substantial part of the present building be destroyed or so damaged by fire or other casualty, during the term of this lease to an extent of less than fifty (50%) per cent of the value thereof, the Lessors shall repair, restore and make fit for occupancy the demised premises for the Lessee within a reasonable time thereafter, and the rent, or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the premises or building is repaired, restored and made fit for occupancy and use to the full extent. In the event of such fire or casualty, wherein the leased premises are damaged to an extent in excess of fifty (50%) per cent, then either party shall have the right to terminate this lease upon giving the other party written notice by registered mail of its intention to do so within ten (10) days from the date of the damage of said premises or building.

16. It is understood and agreed that the Lessee shall pay all utilities, including lights, water, heat, janitor service, garbage service and other items of utility.

17. In the event the Lessee incorporates, the corporation as well as the lessee shall likewise become liable under the terms of said lease, provided the corporation operates in the leased premises.

18. It is understood and agreed that this lease agreement shall be binding upon the parties hereto, their respective heirs, successors, executors, administrators or assigns.

IN WITNESS WHEREOF, the Lessors, John D. Spence, Jr. and Charles W. Spence, and Lessee, O. C. Harris, Jr., d/b/a Southern Business Machines Co. have hereunto set their hands and seals this the 10th day of May, 1960.

In the presence of:

George W. Hastzell  
Sara F. Allison

John D. Spence, Jr.  
Lessor - John D. Spence, Jr.  
Charles W. Spence  
Lessor - Charles W. Spence  
O. C. Harris, Jr.  
Lessee - O. C. Harris, Jr.,  
d/b/a Southern Business  
Machines Co.

(Continued on Next Page)