

provided by law to secure the payment of the same with costs, expenses and reasonable attorneys' fees being chargeable to Lessee on all actions as taken by Lessor for Lessor's protection in collecting delinquent rents or re-leasing for future rents and the Lessor shall have the right, at its option, to declare the Lease terminated and re-enter into possession of the premises.

Provided, however, that after the expiration of one (1) year from the commencement of the term of this lease, Lessee may give to the Lessor thirty (30) days notice, in writing, of its intention to cancel this Lease Agreement, and at the expiration of thirty (30) days after the giving of such notice, the Lessee shall vacate the demised premises as specified by the terms of this Agreement, and this Agreement shall terminate on said date, if the Lessee shall have paid to the Lessor all rent reserved to it to the date of such termination and the additional sum of Ninety (\$90.00) Dollars as liquidated damages for the cancellation of this Lease Agreement, or any extension thereof.

8. Should the leased premises be destroyed or so damaged by fire or other casualty during the Lease period, thereby rendering the same unfit for occupancy, then this lease shall cease to operate during the time that said premises shall be unfit for occupancy; that if total destruction is occasioned then this Lease is automatically terminated; if only minor destruction is occasioned, yet leaving the premises fit for occupancy, then the Lessor agrees to restore and repair within a reasonable time.

9. The property herein leased shall not be sub-leased nor the rights under this Lease assigned or transferred without the written consent of the Lessor.

10. The Lessee agrees that no trade, occupation or activity will be carried on on the property that will either reduce the value or detract from the appearance of the property in its present condition and that no offensive, obnoxious or illegal activity will be carried on that will either create a nuisance or be in any violation of State or local laws.

To the full and faithful performance of this Agreement, the parties hereto do bind themselves, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals this 11<sup>th</sup> day of March, 1964.

WITNESSES:

[Signature]

[Signature]

[Signature]  
Conway J. Jones, Sr., Lessor

SOUTHERN INN FINANCE COMPANY, INC.

By: [Signature]  
Beauford W. Sanders, President

By: [Signature]  
Floyd B. Fisher, Secretary

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