

Said Estrade A. Thomason, one of the lessors herein, covenants that at the time of the execution of this lease she is the owner of Parcel #1 and is the owner of a life estate in Parcel #2 of the demised premises, has full right to lease the same for the term aforesaid, that the same is unencumbered and will put lessee in actual possession of the premises as aforesaid. The remaining lessors herein, James Robert Thomason, Edna Thomason Rouse and Nancy Edwards Thomason, individually and as guardian for Eugenia Thomason, a minor, and as guardian for Ralph Archie Thomason, a minor, covenant that at the time of the execution of this lease they and the said wards are the owners of Parcel #2 of the demised premises, and subject to the life estate of Estrade A. Thomason therein, have full right to lease the same for the term aforesaid, that the same is otherwise unencumbered and will put lessee in actual possession of the premises as aforesaid.

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Lessee shall have the right and privilege to assign this lease or sublet said premises, in whole or in part, for the whole or any part of the term of this lease, or any extension thereof, upon such terms as to it shall seem best.

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Lessee shall make such repairs to its buildings and improvements on said premises as to it seem necessary. The lessor agrees that in case the premises or any part thereof or any improvements now or hereafter thereon be destroyed or damaged during said term by fire or any other casualty, so that the same shall be thereby rendered unfit, in lessee's opinion, for use and habitation, lessee shall have the option of either cancelling or surrendering the said lease or rebuilding or repairing its buildings and improvements. Should lessee conclude to rebuild and repair its buildings and improvements, all rents hereinbefore reserved shall be suspended or abated until the said premises and improvements shall have been put in proper condition for use by the lessee but for not more than one hundred twenty (120) days from the date of such damage or destruction. Should the lessee conclude not to rebuild or repair the premises but to cancel said lease, notice of cancellation shall be given

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