

as good condition as they were at the commencement of this lease, reasonable wear and tear alone excepted. Tenant shall have the right to all equipment and trade fixtures which may be installed by the Tenant and which are not of a permanent nature.

(13) This agreement shall be binding upon the Landlord, his heirs and assigns, and upon Tenant, its successors and assigns, for and during the term hereof.

IN WITNESS WHEREOF, The parties hereto have caused this Lease Agreement to be duly executed the day and year first above written.

WITNESSES:

W. Carter
Carolyn Smith
As to Landlord

Frank P. Morris (SEAL)
FRANK P. MORRIS
(LANDLORD)

W. Carter
Carolyn Smith
As to Tenant

MORRIS CONSTRUCTION COMPANY (SEAL)
By Robert E. Dye
Robert E. Dye,
Executive Vice President & Secretary
(TENANT)