

(10) Use. The Lessee shall not use or permit said premises to be used for any unlawful purpose or permit thereon anything which may become a nuisance, nor will it do or permit to be done on said premises anything which may render void or voidable any policy of fire insurance on said premises or which may cause the Lessor to have to pay a fire insurance premium at a rate in excess of that which it would ordinarily be required to pay.

(11) Fire Loss. In the event the premises be partially destroyed by fire or other casualty, the Lessor agrees to repair and restore the premises within a reasonable period of time, and during such period the monthly rental may be abated to the extent that the use of the premises by the Lessee may be diminished. In the event of total destruction of the premises by fire or other casualty, then this lease agreement may be terminated at the option of either party.

(12) Successors. The within lease agreement shall be binding upon the Lessor and Lessee, their heirs, successors and assigns, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of December, 1973.

WOOTEN CORPORATION OF WILMINGTON, INC.
(SEAL)

By: *Richard G. Wooten, Pres*

DOANN REALTY COMPANY (SEAL)

By: *Ray M. Shook*
VP

And: _____

In the presence of:

Marilyn H. Lake

Thomas G. Carey

9 18 73

4328 RV.2