

10. SUB-LET. The LESSEE shall have the right and privilege to sub-let the leased premises, but Lessee's obligations hereunder shall remain undiminished. The Lessee shall have the right and privilege to make whatever improvements they may desire but any structural change may be made only with the consent of the LESSOR.

11. NATURE AND EXTENT OF AGREEMENT. This Lease Agreement sets forth all the covenants, promises, agreements, conditions and understandings between LESSOR and LESSEE concerning the demised premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than those herein set forth. No subsequent alteration, amendment, change or addition to this agreement shall be binding upon Lessor or Lessee unless reduced to writing and signed by them.

Paragraph headings and sub-headings throughout this agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this agreement.

BINDING EFFECT

This Lease Agreement and Option to Purchase shall inure to the benefit of, and be binding upon the Lessor and the Lessee hereunder, their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed as of the date and year first above written.

IN THE PRESENCE OF:

Denobia C. Hall
H.H. Wilkins
 as to H.J. Martin & Joe O. Charping

H.H. Wilkins
Denobia C. Hall
 as to A. Gerald Stroud and Lois C. Stroud

H. J. Martin
 H. J. Martin
Joe O. Charping
 Joe O. Charping
 LESSOR

A. Gerald Stroud
 A. Gerald Stroud
Lois C. Stroud
 Lois C. Stroud
 LESSEE

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J.O.C.

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