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Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the Lessor before being erected.

It is understood and agreed that Lessee shall have the option to renew this Lease for an additional two (2) years under the same terms and provisions contained herein, provided, however, Lessee shall give written notification of his intent to exercise such option within ninety (90) days prior to the termination of this Lease, and, provided further Lessor shall have the right to increase the rent upon the exercise of such option to renew to an amount not to exceed ten (10%) percent per year of the rental paid under the present Lease.

To Have and to Hold the said premises unto the said Lessee, BOB COCHRAN, his executors or administrators for the said term. The destruction of the premises by fire or making it unfit for occupancy or other casualty, or any arrearage of rent, shall terminate this Lease, if the Lessor so desires. The Lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the Lessor nor sub-rent without the Lessors written consent.

The Lessee hereby acknowledges having a duplicate of this Lease.

WITNESS OUR HANDS AND SEALS THE 12th DAY OF NOVEMBER, 1980.

WITNESS:

Linda C. Carroll
Peggy Bryant

Bob Cochran (Seal)
BOB COCHRAN, LESSEE

Claude R. Rogers (Seal)
CLAUDE R. ROGERS, LESSOR

PROBATE ON REVERSE SIDE

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