

800111.010

RENTAL

1. LESSEE shall pay the following rent: During each year of the five (5) year lease term, an annual rental of \$4,800.00 in equal monthly installments of \$400.00 each payable on the 1st day of each month in advance. Until further written notice to the contrary, one-third of the rental shall be payable to Mrs. J. F. HALEY, one-third to MR. J. D. CALMES, JR., one-sixth to MRS. MARIE W. HATCH, and one-sixth to MR. JOHN I. WESTERVELT.

RENEWAL

2. LESSEE shall have the option of renewing this Lease for five (5) additional periods of one (1) year each, the first such period to begin on the expiration of the original term herein granted and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth except for the rental which shall be increased as hereinafter provided, and all of said privileges of renewal shall be considered as having been exercised unless LESSEE gives LESSORS notice in writing at least thirty (30) days prior to the expiration of the period then in effect of LESSEE's intention not to exercise such renewal privilege. The rental during each renewal term shall be \$6,000.00 annually payable in equal monthly installments of \$500.00 each on the first day of each month in advance.

TITLE

3. LESSORS covenant that they are well seized of the demised premises, have good right to lease them and hereby warrant and agree to defend the title thereto and to reimburse and hold LESSEE harmless from any loss by reason of any defect in the title. LESSORS agree to notify LESSEE immediately upon any default in payment of mortgage interest or principal, or in payment of other liens upon the premises and LESSEE shall have the right to make such defaulted payments for the account of LESSORS. Any sums so advanced by LESSEE, including costs and attorneys' fees incurred by LESSEE in defending any suits and protecting LESSEE's rights herein granted, shall bear interest at the rate of 6% per annum and the rent provided for herein

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