

of the demised premises free from any eviction or interference by lessor if lessee pays the rent and other charges provided herein, and otherwise fully and punctually performs the terms and conditions imposed on lessee.

9/23/82
 GA
 LESSEE
 Lease

SECTION FIFTEEN
 LIABILITY OF LESSOR

Lease shall be in exclusive control and possession of the demised premises, and lessor shall not be liable for any injury or damages to any property or to any person on or about the demised premises unless such injury or damage is the result of neglect of the Lessor to maintain the exterior of the building nor for any damage to any property of lessee. The provisions herein permitting lessor to enter and inspect the demised premises are made to insure that lessee is in compliance with the terms and conditions hereof and makes repairs that lessee has failed to make. Lessor shall not be liable to lessee for any entry on the premises for inspection purposes.

SECTION SIXTEEN
 ASSIGNMENT, MORTGAGE, OR SUBLEASE

Neither lessee nor his successors or assigns shall assign, mortgage, pledge, or encumber this lease or sublet the demised premises in whole or in part, permit the premises to be used or occupied by others, nor shall this lease be assigned or transferred by operation of law, without the prior consent in writing of lessor in each instance. If this lease is assigned or transferred, or if all or any part of the demised premises is sublet or occupied by anybody other than lessee, lessor may, after default by lessee, collect rent from the assignee, transferee, subtenant, or occupant, and apply the net amount collected to the rent reserved herein, but no such assignment, subletting, occupancy, or collection shall be deemed a waiver of any agreement or condition hereof, or the acceptance of the assignee, transferee, subtenant, or occupant as lessee. Lessee shall continue to be liable hereunder in accordance with the terms and conditions of this lease and shall not be released from the performance of the terms and conditions hereof. The consent by lessor to an assignment, mortgage, pledge, or transfer shall not be construed to relieve lessee from obtaining the express written consent of lessor to any future transfer of interest.

SECTION SEVENTEEN
 OPTION OF RENEW

Lessor grants to lessee an option to renew this lease for successive periods of two (2) years and three (3) years after the expiration of the term of this lease. The rental for the additional periods shall be at a mutually agreeable