

cluding the furnishing of required sanitary facilities and that should Lessor fail to make any of such repairs, replacements, painting or changes within thirty days after written notice from Lessee of the necessity thereof, Lessee may, at its option, make the same and deduct the cost thereof from the rent next or at any time thereafter accruing, or Lessee may quit and surrender possession of the premises without further liability to Lessee hereunder. Lessee may make, from time to time such interior changes, alterations, additions and improvements on the said premises as will, in the judgment of Lessee, better adapt the same to the purposes of its business. All fixtures added and improvements made in and to such premises by Lessee shall be at its own expense and shall remain the property of Lessee and, upon the termination of this lease shall be removed from said premises by Lessee. Lessee shall, in the event of its making such interior changes, alterations or improvements restore said premises, upon the termination of this lease, to the condition they were in when received by Lessee, ordinary wear, tear and deterioration and damage by the elements or unavoidable casualty excepted.

Lessee shall have the right to insure and keep insured at its own cost, its interest in the said premises to the extent of the cost of any interior changes, additions, alterations or improvements made by it thereon, and to collect the amount of any such insurance in the event of damage to or destruction of said additions, alterations or improvements during the term of this lease by any cause covered by such insurance; provided that such insurance shall not extend beyond the date of the termination of this lease.

Lessor shall pay all taxes, special assessments and public charges levied against said premises, payable during the term of this lease.

If the rent hereunder shall remain due and unpaid for ten (10) days after written notice from

Lessor to Lessee, Lessor shall have the right to re-enter said premises and to remove all persons therefrom.

Lessor covenants that Lessee, upon paying the rent in the manner herein provided, and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy said premises for the term aforesaid. Should said premises or any part thereof be destroyed by fire or otherwise rendered untenable, the rent payable hereunder shall abate from the date of such destruction or injury in the proportion that the premises so rendered untenable bears to the entire premises, and all advance payments of rent, if any, covering periods subsequent to the date of such destruction or injury, shall be promptly refunded to Lessee, in the proportion aforesaid. Should a substantial part or the whole of the premises be so destroyed or rendered untenable, Lessee may at its option quit and surrender possession of said premises hereby leased, or may, if it shall so desire, upon the completion of the repairs or restoration of said building, reoccupy the premises upon the terms and conditions herein set forth, the rent to commence from the date of such reoccupation.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of five (5) years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than sixty (60) days before the expiration of said primary term, at an annual rental of six hundred sixty (\$660.00) Dollars payable in equal monthly installments during the term hereof.

In Witness Whereof, the parties hereto have executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered by Lessor

in the presence of

F. George Jarvis

J. A. Roe

Prepared by B.E. 3-12-23,
W.H.S. 3-28-23.

D. D. Davenport, Estate

By Peoples National Bank (P.S.)

By: W. C. Beacham (P.S.)

Executor

President