

and plumbing and heating equipment in good order and repair, including painting, while the Lessor agrees that he will maintain the outer walls and the roof, but not including the parking lot and entrances, which shall be maintained by the Lessee.

VI. Assigning or Subletting. Lessee shall have the right to assign this lease or sublet the demised premises, or any portion thereof, with the written consent of the Lessor, it being understood that such consent will not be unreasonably withheld, provided that no such assignment or subletting shall affect or prejudice any of the covenants, conditions or provisions herein contained or release Lessee from any of its obligations hereunder.

VII. Termination for Default. It is further expressly understood and agreed that in the event there be any default in the payment of the rental hereinabove reserved, or any breach by Lessee of any of the other covenants on the part of Lessee herein contained, and such default or breach shall continue after thirty (30) days written notice to Lessee, then in that event it shall be lawful for the Lessor to re-enter into and upon said premises, or any part thereof, and thereupon this lease shall, at the option of the Lessor, absolutely terminate. It is further covenanted and agreed between the parties hereto that, for more effectual securing of the rent herein reserved and as a further condition of this lease, the abandonment of the premises or the filing of any petition or other proceedings in bankruptcy or insolvency by or against the Lessee shall be deemed to constitute a breach of this lease, and thereupon, ipso facto, and without entry or other action by the Lessor, this lease shall become and be terminated; and notwithstanding any other provisions of this lease, Lessor shall forthwith, upon such termination, be entitled to recover damages for such breach in an amount equal to the amount of the rent reserved in this lease for the residue thereof.

VIII. Surrender of Premises on Termination. Lessor covenants for Lessee's quiet enjoyment of the demised premises during the continuance of this lease; and Lessee covenants that upon termination of this lease, or any extension thereof, that it will quietly and peaceably deliver up possession of the premises, in good order and condition, reasonable wear and tear excepted.

IX. The covenants and agreements herein contained shall be binding upon, and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

In witness whereof the parties hereto have hereunto set their hands and seals the day and year first above written.

Witnesses:

Wm. H. [Signature]
H. Key [Signature]

Jalmer Cordell (SEAL)
Lessor

Bob Brashier Furniture Co., Inc. (SEAL)

By: Bob Brashier (L.S.)
President

And: [Signature]
Secretary
Lessee

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