

(Continued on next page)

BOOK 595 PAGE 318

The Landlord further agrees that during the term herein provided or any renewal or extension thereof, no portion of said building containing the leased premises shall be used for manufacturing, for the sale of intoxicating or spirituous liquors for consumption upon the premises, or other purpose rendering it unsuitable or undesirable, for the location of an insurance company's office. Landlord agrees to make such repairs and redecorations of the leased premises as may be necessary during the leasehold period.

It is expressly agreed that the Tenant may securely attach to the premises, with screws or otherwise, and may maintain for its use during the continuance of this lease or any renewal or extension thereof, such desks, fixtures, counters, partitions, shelving, safes or other articles as may be convenient for the conduct of its business. It is also agreed that all such fixtures and equipment installed by the Tenant shall remain the property of the Tenant, and the same may be removed by it at, or prior to, the expiration of this lease or any renewal or extension thereof.

In case of the destruction of the building containing the leased premises or of the premises themselves by fire or the elements, either during the term hereby created or prior thereto, or during any renewal or extension period, or in case of such partial destruction thereof as to render the premises wholly untenanted and unfit for occupancy, or in case the premises should be so badly damaged that they cannot be repaired within ~~30~~ days after the happening of such damage, then and in any such event, the term shall cease and determine as of the date of such damage or destruction, and the Tenant shall be required to pay rent only to the date of such damage or destruction; provided, however, that should the said premises be capable of restoration to their previous good tenantable condition within ~~30~~ days from the happening of such damage, the Landlord shall enter and repair the same with all reasonable speed, but no rent shall accrue after said damage until such time as the repairs shall have been completed. Unreasonable delay on the part of the Landlord in commencing or carrying forward repairs in a case in which the premises are capable of such restoration within ~~30~~ days, shall entitle the Tenant to declare the lease terminated as of the date of the happening of such damage.

This lease embodies the entire agreement between the parties. There are no promises, terms, conditions or obligations referring to the subject-matter, other than those contained herein. There may be no modification of this lease, except in writing, executed with the same formalities as this lease.

It is expressly understood and agreed that at the expiration of this lease the Tenant shall have options of One extension of its tenancy for Five years ~~each~~, on the same terms and conditions as herein contained.

In Witness Whereof the Landlord and the Tenant have duly executed these presents in proper legal manner.

If a corporation, Landlord sign here:

G and H Development Co., Inc.

Affix
Corporate
Seal

Attest:
W. G. Gamm
Secretary

By Paul D. Guthrie PRESIDENT

And By Jane H. Guguley Vice-President
If an individual, Landlord sign here

In presence of:

Paul D. H. J.
W. G. Gamm

.....(LS)

.....(LS)

The Prudential Insurance Company of America.

By R. L. Miller VICE-PRESIDENT

By Earl R. Weaver Assistant Secretary

FORM.
SUBSTANCE
STP

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