

removed from said premises within thirty (30) days after the expiration of this lease.

(6) Lessees are hereby given the option to renew this lease for an additional period of three (3) years at a rental to be agreed upon between Lessors and Lessees at the time of the exercise of such option.

(7) Should any State, Federal or municipal authority condemn any portion of said premises for public purposes, the rent herein provided for shall be prorated and reduced in proportion to the amount of property taken.

Lessors shall pay taxes upon the leased premises and Lessees shall pay all utility bills.

Lessees covenant and agree with Lessors that they are not to use or permit said premises to be used for any unlawful purpose and should the Lessees fail to pay any installment of rent within thirty (30) days after the same shall become due or fail to perform any of the terms herein, Lessors may declare the rental for the entire term immediately due and payable and proceed to collect same or may declare this lease terminated and take immediate possession of the premises.

IN WITNESS WHEREOF, We have hereunto set our hands and seals the day and year hereinabove first written, hereby binding ourselves, our heirs, executors, administrators and assigns.

|                        |                                |
|------------------------|--------------------------------|
|                        | <u>J. T. Thomason</u> (SEAL)   |
|                        | <u>Mary C. Thomason</u> (SEAL) |
|                        | Lessors                        |
| <u>C. V. Pyle, Jr.</u> | <u>C. E. Prater</u> (SEAL)     |
| <u>Billie J. Farn</u>  | <u>W. A. Prater</u> (SEAL)     |
|                        | Lessees                        |