

accessories, fixtures and other assets which may be located on the demised premises in such amounts and against such risks as Lessee may deem advisable.

Utilities

SECTION 8. Lessee shall pay for all water, gas and electricity or other public utilities used by Lessee on the demised premises during the continuance of this lease.

Default in Payment

SECTION 9. In the event that the Lessee shall neglect to make any payment of rent when due and shall remain in default for thirty (30) days, or shall breach any of the terms of this contract, the Lessor may enter the premises and expel said Lessee therefrom without prejudice to other remedies. Notice to quit possession and every other formality is hereby expressly waived in case of default.

Peaceable Possession and Surrender

SECTION 10. Lessor warrants that Lessor is seized of the demised premises and has full right to make this lease, and that Lessee shall have and enjoy quiet and peaceful use and possession of the demised premises during the term and any extensions or renewals thereof so long as the Lessee shall comply with the covenants herein assumed by Lessee.

Upon the termination of this lease, or any extension thereof, Lessee will quietly and peacefully deliver up possession of the demised premises in good order and condition, casualty damage (not occasioned by the negligence or default of the Lessee, his agents, employees or invitees), reasonable wear and tear, Acts of God or the public enemy excepted.

Assignment

SECTION 11. Lessee shall have the right to assign this lease or sublet the demised premises, or any portion thereof, 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.

Continuance of Lease

SECTION 12. This lease shall continue from year to year upon the same terms and conditions herein set out unless the party desiring to terminate the lease shall give to the other party written notice of termination by registered mail (return receipt requested) at least ninety (90) days before the end of the lease year. The date of notice of termination for the purpose of this provision shall be the date upon which such notice is placed in the mail.

IN WITNESS WHEREOF, said GREAT SOUTHERN WAREHOUSES, INC., and said J. P. STEVENS & CO., INC., have caused their corporate seals to be hereunto affixed and these presents to be subscribed by their duly authorized officers, on this 14<sup>th</sup> day of August, 1963.

Signed, Sealed, and Delivered in the Presence of:

Sandra P. Crowley  
George W. Shultz

Carlton B. Young  
Laird W. Brooks

GREAT SOUTHERN WAREHOUSES, INC.

By H. S. Hamer  
And Walter D. Stenard  
*President*  
*Sec. Treasurer*

J. P. STEVENS & CO., INC.

By Jawolts  
And W. C. Long  
*Vice President*  
*Acct'y Secretary*

