

The lessors and the lessee do hereby covenant and agree:

(1) That the lessee shall pay for all utilities, services used in and on the premises.

(2) That the lessors shall maintain and repair the roof and floor of the improvement here and above mentioned only. All normal repairs within the building except major breakdowns in the heating and air conditioning units shall be made by the lessee, at his own expense, and the lessee shall surrender the premises to the lessors upon the termination of this lease in the same conditions as exist at the beginning of said term, excepting ordinary wear and tear.

(3) That the lessors shall be under no obligation to restore the premises should the same be destroyed by fire or other casualty or otherwise become untenable.

(4) That the lessee shall carry indemnity insurance against liability for injuries to persons and property upon the premises with the company and to the extent required by the lessors.

(5) That the lessee shall not use said premises for any purpose other than the retail sale of mill fabrics, without the consent of the lessors.

(6) That the lessee shall not sub-let said premises or assign any rights under this lease, without the prior consent of the lessors.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 12 day of June, 1964.

WITNESSES:

John Henry  
James L. Curry

Annie C. Jenkinson  
LESSOR  
Myrl Lee Jenkinson  
LESSOR

WITNESSES:

Margaret S. Liverpool  
John R. Mangum

MILL FABRICS, INC.

BY: Chas. Collier  
Lessee