

INITIAL HERE

JAR
Dhr

BOOK
787
1057

24. Mrs. Zeadora B. Reeves, as Third Party and owner of the fee simple title to the property covered by this Lease Agreement, in consideration of the premises and the further sum of One Dollar (\$1.00) paid to her by Lessor and by Lessee, the receipt and sufficiency of which is hereby acknowledged, enters into this Lease Agreement only for the purpose of agreeing, both for herself and her heirs, successors and assigns, (1) to the provisions of Paragraph #10 hereof, and (2) that in the event the aforesaid Base Lease dated April 8, 1963 is terminated during the continuance of this Lease Agreement for any reason whatsoever, she will automatically and contemporaneously with the termination of the Base Lease recognize and honor this lease and all of Lessee's right, options and privileges hereunder, including Lessee's option to extend this lease after appraisal as provided in Paragraph 23 hereof, and that Lessee shall have possession of the leased premises so long as she, or her heirs, executors, administrators or assigns are paid the rent due hereunder accruing after the termination of ~~said~~ ^{the} Lease; and Third Party further agrees to give Lessee notice of any termination of said Base Lease within ten (10) days after it is terminated, as provided in Paragraph 18 hereof, and that Lessee shall have thirty (30) days after receipt of such notice in which to pay Third Party any rent due her hereunder.

Lessor and Lessee hereby agree with Third Party and with each other, that if for any reason said Base Lease is terminated that all rents which thereafter accrue under this Lease Agreement shall be paid to Third Party, her heirs, executors, administrators or assigns, as the case may be, and that at no time shall Lessee pay Lessor more than one (1) month's rent in advance under this Lease Agreement.

25. It is specifically agreed and understood between Lessor and Lessee, that notwithstanding the printed provisions of Paragraph No. 5 of this Lease Agreement, that the maximum ad valorem taxes which Lessor shall be obligated to pay on the demised premises during the continuance of this lease for any tax year shall be \$100.00, and any excess shall be paid by Lessee. Nevertheless, such ad valorem taxes on the land shall be paid by Lessor and Lessee shall reimburse Lessor for its share on demand, but in no event shall Lessee be obligated to pay any interest or penalties arising from default in paying such taxes to the taxing authorities on time.