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II

The term of this lease shall begin on the 1st day of Nov., 1965 and shall terminate on the 30 day of Nov., 1980, a period of fifteen years.

III

The rent for the entire term shall be the sum of TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$22,500.00) Dollars, payable in equal monthly installments of ONE HUNDRED TWENTY FIVE AND NO/100 (\$125.00) Dollars. The first rental payment shall be due on Nov. 1, 1965.

IV

In the event that the Lessee fails to make any payment of rent within fifteen (15) days after the same shall have become due, the Lessor may, at her option, declare the entire unpaid balance immediately due and payable, and proceed to collect the same, or may declare this lease cancelled and treat the lessee as a tenant holding over after the expiration of its lease. In the event the Lessor declares this lease cancelled for non-payment of rent, she shall be entitled to collect all payments which may have come due prior to the cancellation.

V

The Lessee shall have the right to erect improvements on the property, so long as no damage is done to the reversion. All improvements made shall become the property of the Lessor, and no credit shall be made to the rent on account of such improvements. The Lessor shall have no duty to repair or maintain the premises. The Lessee shall pay all advalorem taxes attributable to the improvements which it may make.

TO HAVE AND TO HOLD unto the Lessee, its successors and assigns, for the term of fifteen years, beginning Nov. 1, 1965 and ending Nov. 30, 1980.

IN WITNESS WHEREOF, We have hereunto set our hands this the 10 day of November, 1965.

LESSOR: Lila E Earle
Individually and as Executrix
of the Estate of M. D. Earle,
deceased.