

required by any legally constituted authority shall be made by the Tenant, and in the event that the building is legally condemned, the Tenant shall have the right to terminate this lease on a ten (10) days' notice.

12. To pay rent as stipulated above.

13. To carry such plate glass insurance as may be necessary, and to replace all plate glass that may be broken in said building.

14. To permit the Landlord, or his agent, to visit the premises for the purpose of making inspection or repairs at any time during business hours.

15. To keep the interior of the building painted and in good condition of repair, and to surrender the premises at the expiration of this lease without injury or abuse on its part, natural wear and tear and acts of God excepted.

16. For the protection of the Landlord and Tenant to carry Owner's, Landlord's and Tenant's liability insurance in amounts of not less than \$25,000 each person, \$50,000 each accident for bodily injury and \$5,000 property damage, and to furnish to the Landlord each year copies of such policies to evidence the fact that this insurance is continuously in force and effect.

17. To pay for gas, electricity, water and fuel oil used.

IN WITNESS WHEREOF, the Landlord has hereunto set his hand and seal and the Tenant has caused its corporate seal to be hereunto affixed and these presents to be executed in triplicate by its duly authorized officers on the day and year above mentioned.

WITNESS:

Calvin F. League  
Sylvia F. Vaughn

M. T. Sumerel  
M. T. Sumerel  
LANDLORD

PLAZA PHARMACY, INC.

Calvin F. League  
Sylvia F. Vaughn

By M. T. Sumerel (President

And L. J. Sumerel Secretary

TENANT

(Continued on next page)