

-3-

10. Insurance Coverage and Destruction of Building. It is agreed that Lessor will, during the continuance of this lease, at its own cost and expense, keep the building to be erected by it on the demised premises pursuant hereto insured to the extent of its full insurable value against loss or damage by fire, with extended coverage, and in the event the same be damaged by fire or other cause so insured against, Lessor shall and will forthwith proceed to repair and/or rebuild the same, and Lessee shall meanwhile be entitled to an abatement of rent for the period during which the building is being restored and is unavailable for use by the Lessee.

11. Alterations of Building. It is understood and agreed that the Lessee shall not make, or suffer to be made, any alterations or additions to the said building or premises unless it has first obtained the written consent of the Lessor.

12. Renewal. Lessee is granted the right, at its option, to renew this lease for an additional period of three (3) years at the same rental hereinabove provided for the second year of the original term, upon giving to Lessor notice in writing of intention so to renew at least ninety (90) days prior to the expiration of said original term. The renewal period, if exercised, shall be upon all and the same terms and conditions herein set forth. Should said renewal be exercised, Lessee shall have the right to meet any bona fide offer by any person, firm, or corporation to rent or lease the demised premises for any additional term, and Lessor covenants that it will not relet said premises to any third party for any additional term without first notifying Lessee and giving Lessee an opportunity to renew this lease at the offered rent and upon the offered terms.

13. Surrender of Premises on Termination. Lessor covenants for Lessee's quiet enjoyment of the demised premises during the continuance of this lease; and Lessee covenants that upon the termination of this lease, or any extension thereof, it will quietly and peaceably deliver up possession of the demised premises, in good order and condition, reasonable wear and tear excepted.

In Witness whereof the parties hereto have hereunto set their hands and seals this the 9th day of April, 1966.

In the presence of:

Mary J. R. Stone
Elliott A. Chaffin
as to Lessor

Donald W. Miller
Bertis Kaye Northcote
as to Lessee

Eugene E. Stone, Jr. (SEAL)

A. M. Stone (SEAL)

Ann S. Cleveland (SEAL)

Hallie S. Maxon (SEAL)

By: Eugene E. Stone, Jr. (SEAL)
Eugene E. Stone, Jr., Attorney-in-Fact
Lessor

KINGSBERRY HOMES DIVISION OF BOISE
CASCADE CORPORATION (SEAL)

By: Barry J. Porter
Authorized Agent of Lessee

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