

without entry or other action by Lessor, this lease shall become and be terminated; and notwithstanding any other provisions of this lease, Lessor shall forthwith, upon such termination, be entitled to recover damages for such breach in an amount equal to the amount of the rent reserved in this lease for the residue thereof, less the fair rental value of said premises for the residue of said term.

14. 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, that he will quietly and peaceably deliver up possession of the demised premises, in good order and condition, reasonable wear and tear excepted. It is agreed that at the time of the termination of the original term of this lease or if a termination occurs earlier by reason of default on the part of the Lessee, then and in either event, at such time the improvements located on the demised premises shall become the property of the Lessor, its successors or assigns.

15. Right to Remove Equipment on Termination. All signs, movable equipment and trade fixtures which may be placed or installed in or on the said premises by the Lessee shall remain the property of the Lessee, which shall have the right to remove the same within ten (10) days after the termination of this lease, provided Lessee shall not be in default hereunder, and provided further, that Lessee shall repair, or reimburse the Lessor for the cost of repairing, any and all damage resulting to the demised premises from the removal of such equipment. All other fixtures and equipment which are permanently attached to the building or the premises shall become and remain the property of the Lessor.

16. Options to Renew. Lessee is granted the right, at his option, to renew this lease for an additional period of five (5) years at a monthly rental of \$ 605.82 upon giving to the Lessor notice in writing of intention so to renew at least sixty (60) days prior to the expiration of the term herein provided. Should said renewal option be exercised by the Lessee, Lessee is granted the further right to renew this lease for a second term of five (5) years, at the same rental of \$ 605.82 per month, upon giving the Lessor notice in writing of intention so to renew at least sixty (60) days prior to the expiration of the first renewal period. During either or both of such renewal periods, the terms and conditions of this lease, except as otherwise provided as to rental, shall remain in full force and effect.

17. Binding on Heirs. The covenants and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

In Witness Whereof, the parties hereto have hereunto set their hands and seals the day and year first above written.

In the presence of:

Burr Bozeman
Carolyn A. Abbott

SHERWOOD, INC. (SEAL)

BY [Signature]
Lessor

[Signature] (SEAL)

J. W. Rawlings, doing business under the trade name of Rawlings Oil Company
Lessee

[Signature]
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SHERWOOD INC.
BY
BY