

IT IS FURTHER UNDERSTOOD AND AGREED THAT SHOULD ANY INSTALLMENT OR RENT BE PAST DUE, OR UNPAID BY THE LESSEE, OR SHOULD THE LESSEE FAIL TO PERFORM ANY OF THE TERMS OF THIS LEASE OR IN THE EVENT THAT THIS BUSINESS IS DISCONTINUED, OR THE PREMISES VACATED BEFORE THE EXPIRATION OF THIS LEASE, OR SHOULD THE LESSEE GO INTO BANKRUPTCY, VOLUNTARY OR INVOLUNTARY, THEN AND IN THE EVENT THAT THE LESSOR, AT THEIR OPTION, MAY DECLARE THIS LEASE TERMINATED, AND DECLARE THE FULL RENTAL PRICE, FOR THE ENTIRE TERM, DUE BY THE LESSEE, UNTO THE LESSOR. IT IS FURTHER EXPRESSLY UNDERSTOOD AND AGREED THAT THE LESSOR WILL NOT TERMINATE THIS LEASE, UNTIL AFTER TWO (2) MONTHLY INSTALLMENTS OR RENT, IS PAST DUE AT ONE TIME.

THE PARTIES TO THIS LEASE AGREE THAT SHOULD THE BUILDING BE DESTROYED BY FIRE OR WIND IN WHOLE OR IN PART, THAT THE LESSOR WILL REPAIR OR WILL RECONSTRUCT THE BUILDING WITHIN 90 DAYS AFTER DUE NOTICE OF SUCH DESTRUCTION, AND DURING SUCH TIME THAT THE BUILDING IS NOT IN USEABLE CONDITION, THE TERMS OF THIS LEASE SHALL BE SUSPENDED, UNTIL THE STRUCTURE IS REPLACED/

THE LESSEE SHALL BE ALL TAXES AND ASSESMENTS MADE ON THE EQUIPMENT AND FIXTURES, AND THE LESSOR WILL PAY ALL TAXES ON THE LAND AND BUILDING. BUT IF TAXES ARE INCREASED BECAUSE OF ANY ADDITION MADE TO BUILDINGS BY THE LESSEE, THEN THE LESSEE, SHALL PAY THE AMOUNT OF THIS INCREASE.

THIS LEASE SHALL BE BINDING UPON THE PARTIES HERETO, AND UPON THEIR RESPECTIVE SUCCESSORS, EXECUTORS, ADMINISTRATORS, HEIRS OR ASSIGNS.

IN WITNESS HEREOF WE HAVE SET OUR HANDS AND SEALS ON THE DAY FIRST ABOVE WRITTEN:

WITNESS

Walter J. Wagner  
Linda R. Allen  
Lee L. Kelly  
Charlisle Jones

Henry B. McKay  
 HENRY B. MCKOY  
G. P. Campbell  
 G. P. CAMPBELL  
John Hamberis  
 JOHN HAMBERIS  
Paul Zaharis  
 PAUL ZAHARIS. X

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