

immediately restore to use with proportionate abatement of rent during restoration period.

Both Lessor's and Lessee's rights under this Lease agreement shall be subject to any contrary provisions contained in any bona fide mortgage to secure debt which is now or may hereinafter be placed on the premises by the Lessor.

If Lessee remains in possession of premises after expiration of the term, Lessee shall be considered a hold over tenant from month-to-month, and either party may terminate the Lease upon thirty (30) days written notice.

It is mutually agreed that in the event Lessee shall default in the payment of rent herein reserved, or otherwise defaults or violates any provision of this Lease, then Lessor may terminate the Lease upon proper written notice being served upon Lessee. In the event any rent, distress or eviction proceedings are brought of necessity by Lessor to enforce the terms of this Lease, Lessee agrees to pay reasonable attorney's fees, and in the event any legal action is for collection of money, a reasonable fee of fifteen (15%) per cent shall be Lessor's attorney's.

This agreement and all its terms and conditions shall be binding on the undersigned, their executors, administrators, heirs, successors or assigns, to the full and faithful performance of all provisions.

Page #3

SIGNED, SEALED AND EXECUTED between the parties this

4th day of October, 1974.

In the Presence of:

[Signature]

[Signature]

[Signature]

[Signature]

[Signature] (SEAL)
Charles C. Bentley, LESSOR

[Signature] (SEAL)
Joe T. Hinson, d/b/a
State Farm Insurance Agent,
LESSEE

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