

(a) Declare the full rental price for entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) Declare this lease terminated and enter and take possession of the leased premises and personal property and thenceforth hold the same free from the right of the Lessee, or its successors or assigns, to use said demised premises, but the Lessor shall, nevertheless, have the right to recover from the Lessee any and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises and/or personal property.

13. This Lease and the covenants, obligations, conditions and agreements contained herein shall inure to the benefit of and become binding upon the respective parties hereto, their heirs, assigns, successors, executors and administrators forever.

IN WITNESS WHEREOF, Lessor and Lessee have hereunto set their hands and seals this day and year first above written.

IN THE PRESENCE OF:

James C. Blahely, Jr.
Jackie W. Reever

LESSOR

Lowell D. Fambrough
Lowell D. Fambrough

LESSEE

PIPING AND EQUIPMENT CO., , INC.,

James C. Blahely, Jr.
Jackie W. Reever

By: Lowell D. Fambrough
President

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