

In proceeding with the restoration of said building, the Lessor shall be obligated to begin work within thirty days from the date said building is either totally destroyed, or substantially damaged, and to complete said restoration within one hundred twenty days from the start thereof.

10. No waiver by the Lessor of a breach of any covenant or agreement contained herein on the part of the Lessee shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

11. All the covenants and conditions herein contained shall bind and/or inure to the benefit of the parties hereto, and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Virgil E. Burket, as Lessor, and Albert Ray Biggs and Linda S. Biggs, as Lessee, have signed, sealed and delivered the within lease on the day and year first above written.

IN THE PRESENCE OF:

[Signature]

Virgil E. Burket
Virgil E. Burket, Lessor

[Signature]
As to Lessor

[Signature]

Albert Ray Biggs
Albert Ray Biggs

[Signature]
As to Lessee

Linda S. Biggs
Linda S. Biggs

LESSEE

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