

leased premises holding the same free of any right of Lessees, their successors and assigns, to use the same with the right to recover of Lessor any and all rents then due and unpaid up to the time of said taking.

(13) It is agreed by and between the parties that there is situate in the building from the leased premises in good working order two (2) 14 foot counters, one (1) coca cola drink box, one (1) dish sink, one (1) hot water tank, one (1) gas heater and two (2) exhaust fans.

(14) Lessor further specifically reserves the right to construct other buildings on the southerly portion of her frontage on the eastern side of said Highway to landscape the premises and if such should occur Lessor binds herself to rent said premises to tenants not in competition with Lessees.

(15) This Lease agreement contains all of the agreements and conditions made between the parties hereto and may not be modified orally or in any manner other than by agreement in writing signed by both parties hereto or their respective successors in interest.

(16) All the provisions herein contained shall bind and enure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused these presence to be signed and sealed the day and year hereinabove first written.

WITNESSES:

Victor Gyle

Suzanne White [L.S.]
Lessor

Frances Dawn Kimmons
as to Lessee

Vera Burnett [L.S.]

Paul [unclear]

_____ [L.S.]

[unclear]

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