

taking (or purchase) to the extent necessary to restore the same to a complete architectural unit (taking into consideration the amount of land remaining after such taking or purchase); provided, however, that Lessee shall not be obligated to expend an amount in excess of the proceeds of the net award available to Lessee for such purposes as hereinafter provided.

In the event of any taking (or purchase) of the demised premises, the parties hereto agree to cooperate in applying for and in prosecuting any claim therefor and the aggregate net award after deducting reasonable expenses, costs, and attorney's fees incurred in connection therewith, shall be paid to Lessor and Lessee as their respective interests may appear.

19. Easement. By execution of this instrument, Lessor hereby grants an access easement across the property it owns contiguous to this building (being lots 13 and 14 and undivided acreage on the northern border of lot 14 as shown on a plat entitled "Map of Wachovia Forest" prepared by C. O. Riddle, dated May, 1957), for reasonable ingress to and egress from the building for access to U.S. Highway 29. Further, Lessor grants an easement for reasonable parking required by the operation of Lessee's business on the aforesaid property.

20. Assignment and Subletting. The Lessee may not assign this lease or sublet any part of the demised premises without the prior written consent of the Lessor.

21. Net Lease. It is the purpose and intent of Lessor and Lessee that the rent shall be absolutely net to Lessor so that this lease shall yield, net, to Lessor, the rent specified herein in each month during the term of the lease, and that all costs, expenses, and obligations of every kind and nature whatsoever relating to the demised premises which may arise or become due during or out of the term of this lease, except as otherwise expressly provided in this lease and except costs, expenses, and obligations (other than those to be borne by Lessee as hereinafter