

10. In the event that rent is not paid when due by the Lessees or the Lessees violate any of the terms and conditions herein contained, the Lessor may at her option revoke this lease and re-enter the premises, or may at her option go into any of the courts, without waiving any of her rights, and require the proper performance of the terms and conditions of this lease by the Lessees. The Lessees are to pay all attorneys fees and expenses of the Lessor incurred in enforcing any of the obligations of the Lessees under this agreement, or in any litigation or negotiation in which the Lessor shall, without her fault, become involved through or on account of this lease.

11. It is understood and agreed that the described premises shall be used only for a retail grocery business and other retail business normally and generally associated with a community grocery store. Should the Lessees desire to use the premises for any other type business or trade, they shall first secure the written consent of the Lessor.

12. The Lessees shall not have the right to sublet the premises or any part thereof without the consent of the Lessor.

13. This lease is binding upon the parties hereto, their heirs, executors, administrators, and assigns.

IN WITNESS WHEREOF, the parties have signed this agreement in duplicate the day and year first above written.

WITNESS: Mrs Leonard D. Nix (LS)
MRS. LEONARD D. NIX,
Lessor.

William M. Toole
Jayce M. Poole

Carroll Huff (LS)
CARROLL HUFF,

Truman Batson (LS)
TRUMAN BATSON,
Lessees.

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