13. DAISTING AND REDUCTIONING ENUMBRANCES. Landford shall pay off, satisfy and discharge, as they become due, all arighterior ments, charges, mortgages, liens, and taxes whatsoever which may exist or be payable for, on, against, or in respect to said leased premises, or any part thereof, during the term of this lease, and upon Landford's default, Landford agrees that Tenant, at Tenant's option, but without any duty to do so, may pay off, redeem, satisfy, or discharge any such assessment, charge, mortgage, lien, or tax, and thereupon be subrogated to the rights of the holder thereof and in addition thereto may retain and apply the rents according hereunder toward satisfying same or toward reimbursing Tenant. 14. SUBORDINATION OF FUTURE MORTGAGE. All future mortgages shall be subordinate to this Lease. 15. LIABILITY INSURANCE. Tenant agrees to carry adequate liability insurance per person and per accident for personal injury and for property damage and upon request will furnish evidence of such coverage. 16. PROPERTY INSURANCE. Landlord and Tenant will each carry adequate fire and extended coverage insurance on their respective properties located on or about the leased premises on standard policy forms which will provide that their respective insurance carriers shall have no right of subrogation against any party hereto, their agents or employees. Furthermore, no party hereto, their agents or employees, shall be liable for any damage which is insured or could have been insured under such insurance policies. 17. UTILITIES. Landlord agrees to provide and to maintain during the term of this .*ase and any renewal, extension or holding over, the necessary mains and conduits leading to the leased premises in order that water, sewage, gas and electricity may be furnished to the leased premises. The cost of all utilities, water, gas and/or electricity used by Tenant for any purpose in, upon or about the leased premises shall be borne by Tenant. 18. ASSIGNMENT AND SUBLETTING. This lease shall not be assigned or sublet in whole or in part without the written consent of Landlord which consent shall not be unreasonably withheld. 19. FIRST RIGHT OF REFUSAL. If, during the primary or any renewal or extension term, Landlord shall receive a bona fide offer to purchase the entire leased premises, which offer is acceptable to Landlord, Landlord agrees that Tenant shall have and is hereby to purchase the entire leased premises, which offer is acceptable to Landlord agrees immediately after receipt of such offer to give granted the first right to purchase the premises upon the same provisions. Landlord agrees immediately after receipt of such offer to give the tenant notice in writing of the provisions thereof, and that Tenant may exercise its right to purchase or refuse to purchase said property at any time within twenty (20) days after such notice is received by Tenant. If Tenant shall elect to exercise its right to purchase, it shall do so by giving notice in writing to Landlord within such twenty (20) day period and conveyance of a marketable title, as described in paragraph 20, shall be within a reasonable time thereafter. additional successive term(s) five (5) years each, upon all of these same covenants and conditions, including year. Each option shall be exercised by Tenant giving notice to Landlord at least thirty (30) days before the expiration of the then current term. 22. NOTICES: ADDRESSES. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered whether actually received or not when deposited in the United States mail, postage prepaid, Certified or Registered mail, return receipt requested, addressed to the parties hereto at their respective addresses as set out below, or at such other address as they have therefore specified by written notice delivered in accordance herewith. 23. HOLDING OVER. It is agreed and understood that any holding over by the Tenant of the leased premises after the expiration of this lease shall operate and be construed as a tenancy from month to month at the rental recited herein. 24. BINDING EFFECT. This lease shall be binding on the parties hereto, and their heirs, assigns, successors, executors and administrators, except that no assignment of Landlord's interest shall be binding on Tenant until Landlord shall have given Tenant written notice thereof, except that no assignment of Landlord's interest shall be binding on Tenant until Landlord on a monthly basis 25. SPECIAL PROVISIONS. Tenant's obligation to reimburse Landlord on a monthly basis for Landlord's costs incurred in installation of natural gas heating equipment on the premises, as evidenced by letter agreement of January, 1984, is hereby agreed to be extinguished and satisfied in full. IN WITNESS WHEREOF, the parties have executed this lease in triplicate on the date shown above. J. S. Joines LANDLORD: Route #1 Taylors, South Carolina 28687 8 ADDRESS: J. S. Joines TENANT: Colonial Baking Company of Augusta $\boldsymbol{\omega}$ 0 Wrightsboro Road at 15th ADDRESS: P. O. Box 2586 Augusta, GA ICONTINUED ON NEXT PAGE PRESIDENT Title: Secretary (Seal) Witnessed Edward L. Pall, attorney PREPARED BY:

AND STREET, ST