

(9) Should the Tenant become bankrupt or be placed in the hands of a receiver, or make a voluntary assignment for the benefit of creditors, or in any manner go into liquidation, the Landlord shall have the option of terminating and cancelling this Lease and re-enter and take possession of said premises, and thereafter the Tenant shall have no right whatever to the possession of said premises.

(10) It is distinctly understood and agreed that the Tenant shall not have the right to sub-rent or sub-lease the premises without the written approval and consent of the Landlord but such consent shall not be arbitrarily withheld.

(11) The leased premises described in Paragraph 1 is equipped with a sprinkler system and it is agreed that the charges for water shall be paid one-half by the Landlord and one-half by the Tenant.

In consideration of the covenants and agreements upon the part of the Landlord the Tenant does hereby accept said premises according to the terms and conditions herein set forth, and does hereby agree to pay the rental in the manner stipulated.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals in duplicate this ____ day of September, 1948.

Signed, sealed and delivered in the presence of:

Joe G. Brown
Attest

Henry Theodore
Henry Theodore

LANDLORD

NATIONAL-SIMPSON COFFEE COMPANY, INC.

BY D.R. Simpson
President

AND David M. ...
Treasurer

TENANT