

terminated at the option of either party, but provided, however, that in the event the premises shall be damaged by fire or other casualty to an extent whereby the premises can reasonably be used by the Lessees without undue hardship and provided the Lessees can continue to operate their business to a reasonable extent in spite of such damage to the premises, then in such event the Lessors agree to restore the premises to their former condition as soon as reasonably possible, taking into consideration the availability of labor and materials and the Lessees shall continue to be bound under this lease for the balance of the term.

It is understood and agreed between the parties hereto that the Lessees shall not assign this lease or sublet the premises or any portion thereof without the written consent of the Lessors; but provided, however, the Lessors agree to be reasonable in giving or withholding consent to the sublease or assignment of the premises in its entirety. The Lessees shall not under any circumstances have a right to sublet a portion of the premises and in event of a sublease or assignment of all the premises with consent by the Lessors, the Lessees shall remain liable to the Lessors under this lease for its entire term.

It is agreed between the Lessors and Lessees that in the event of bankruptcy or receivership on the part of the Lessees, this lease may be terminated at the option of the Lessors.

Witness the hands and seals of the parties this 6th

day of August, 1948.

In the presence of:

Arthur W. Baker
Jackie Beck

Ellison Webster (SEAL)
C. L. Scott (SEAL)
LESSORS

J. P. Thomas et al. (SEAL)
C. H. Lewis (SEAL)
LESSEES