

duct or practices therein, and the nature of the business to be operated therein shall not be changed except with the approval and consent of the said lessor, her heirs or assigns. No changes in, additions to or subtractions from the said building or premises shall be made except upon the approval and consent of the said lessor.

Should the lessee at any time be in arrears for ten days of the advance rental herein stipulated, then the said lessor may repossess the said premises, and dispossess the said lessee, without further process of law, at her option. And for the payment of any and all rentals to become due hereunder, during the period herein specified or any renewal hereof, or any continued occupation thereof, the lessor is hereby given a first lien on all the property, fixtures, etc, in the said business belonging to the said lessee, and upon any and all other property, real or personal, that he now or may hereafter own in this County or elsewhere.

The total destruction of the said building, or such material damage thereto as to render the same unfit for further use and occupancy, shall at once end and terminate this agreement, and at which time rents herein specified shall end; but if repairs thereto be then agreed upon, then proper reduction in the rentals to be made for the period of such repairing and re-entry of occupancy by the lessee.

No changes in or modifications of this agreement shall be binding except the same be reduced to writing and signed by the parties to be bound thereby; and the lessee further agrees at no time to execute any mortgage, real or personal, on any of his property except upon giving notice to and getting approval of the lessor.

Witness the hands and seals of the parties in duplicate this the 24th day of December, A. D. 1949.

In the presence of:

Gavin H. Davis
W. C. Barber

Robbie Budger Smith (S)