

water and sewerage facilities therein; to make such excavations as may be reasonably necessary therefor on said lot, and that it may grant to any public utility Company the right to erect poles - install electric service thereon: install scales and other trade fixtures with the right to the Tenant to remove all fixtures and improvements, except water and sewer pipes inbedded under the ground, on or before the expiration of said Lease, and any such improvements and fixtures remaining on the premises for thirty days or more from the expiration of said lease shall be deemed abandoned to the Landlord, at which time said right to remove shall cease, as well as the right of entry to remove the same.

For the use of said premises, Tenant agrees to pay Landlord the sum of Two Hundred Forty (\$240.00) dollars per calendar year, dating from June 1st, 1951, payable in twelve (12) monthly instalments of twenty (\$20.00) dollars cash on or before the first day of each month, for the preceeding month, and in the event of default of payment for ten (10) days of any one or more of such instalments from time to time, the same shall terminate this Lease at the option of the Landlord, and the acceptance of any monthly payment after the due date shall not be considered as a waiver of this requirement as to any subsequent defaults from time to time as they might occur.

It is further understood and agreed that this Lease constitutes the entire agreement between the parties: that the same shall not be assigned, transferred, nor shall any portion of the premises be sublet by Tenant to any other person, firm or corporation without the written consent of Landlord, or his successors in title, or legal representatives, and that nothing shall be placed or suffered on the premises within described that would constitute a nuisance or other material such as storing coal, wood or other inflammable material within twenty (20) feet from the warehouse above mentioned nor higher than eight (8) feet next nearest to said warehouse.

Upon the Tenant keeping and performing all of the covenants and agreements above expressed on its part, it may have peaceable and quiet enjoyment thereof during the life of this Lease, at which time Tenant is to surrender the same to the Landlord, or its successors or assigns in same condition as it now is.

IN WITNESS WHEREOF, the signatory parties hereto have, by the hands of their respective proper officers, signed and affixed the respective corporate seals, hereto, in duplicate, and delivered in duplicate the same, each party hereto acknowledging receipt of a copy, both of which shall be of equal rank, as evidence of the agreement of both parties hereto, on this the day and year first hereinbefore written.

Signed, Sealed and Delivered) in the presence of:) R. P. Turner, Inc. , by) <i>R. P. Turner</i> ----- (SEAL)
) <i>[Signature]</i> -----) by <i>Romeo B. Dean</i> ----- (SEAL)) President
) and <i>A. J. Genoble</i> ----- (SEAL)) Secretary.
) <i>Mrs. James S. Ball</i> -----))

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