

day of each and every successive month during said term.

It is further agreed that the Lessees shall have the right to construct and maintain a walkway across and over the premises of the Lessor situate, lying and being on the North of the premises herein leased, said walkway to be used as a means of ingress and egress from the premises described herein and the premises now occupied by the Lessees.

The Lessees shall have the right and privilege of removal of all trees and buildings now on said premises, of surfacing or paving said lot and agrees that such improvements shall be at the cost and expense of the Lessees and shall inure to the benefit of the Lessor upon the termination of this lease.

The Lessor does hereby grant to the Lessees the right of refusal of any sale that the Lessor may make during the term of this lease or any extension thereof.

In the event the Lessees are adjudicated bankrupt or partnership is placed in the hands of a receiver or the Lessees make an assignment for the benefit of their creditors or violate any of the terms or provisions of this Agreement, upon the happening of either event this lease shall terminate at the option of the Lessor.

This the 20<sup>th</sup> day of February, 1962.

L. B. R. O. D.

Lessor

Mitchell L. Kirkland

Lessee

In the Presence of:

Faye T. Gaffney  
Leilah E. Sanders

Ronald L. Loring

Lessee

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