

10. Title and Quiet Enjoyment. The Lessor warrants that the Lessor, at the time of the execution of this Lease, is lawfully seized and possessed of the premises, that the Lessor has a good and marketable title in fee simple thereto and has the full right to lease the same for the term hereof; that so long as the Lessee is not in default hereunder, the Lessee shall peaceably and quietly have, hold, occupy and enjoy the premises and all appurtenances thereto.

11. Notices. Any notice or demand under the terms of this Lease or under any statute which must or may be given or made by a party hereto shall be in writing and shall be given or made by certified mail addressed to the respective parties as follows:

To the Lessor:

To the Lessee:

12. This Lease may not be assigned by the Lessee or sublet by the Lessee without the prior written consent of Lessor.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused this Lease to be executed and delivered as of the date and year first above written.

IN THE PRESENCE OF:

James C. Blahut, Jr.

LESSOR

T. D. McMullan, Trustee
T. D. McMullan, as Trustee for the Profit Sharing Plan and Trust of Moon and Freeman Heating and Air Conditioning, Inc.

LESSEE

MOON AND FREEMAN HEATING AND AIR CONDITIONING, INC.

James C. Blahut, Jr.

BY: T. D. McMullan, Trustee

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