

84.5 feet along U.S. Highway No. 276 to an iron pin; thence N. 76-29 E. 209.4 feet to an iron pin; thence S. 14-25 E. 78.5 feet to an iron pin; thence S. 74-51 W. 205.5 feet to an iron pin at the point of beginning.

*M.A.*  
*Ed*  
The metes and bounds given herein are for identification purposes only, based on the above-referenced plat, and are understood to be approximate figures.

2. Term: The effective date of this Lease Agreement shall be April 1, 1979, and the Agreement shall terminate on January 31, 1986.

3. Rental: From the effective date of this Lease through February 28, 1982, Lessee shall pay to Lessors rental in the amount of \$858.69 per month, payable in advance on or before the first day of each month. From March 1, 1982, through January 1, 1986, Lessee shall pay to Lessors rental in the amount of \$1,079.13 per month, payable in advance on or before the first day of each month. All rental payments shall be made to Evelyn G. Alexander, and the other Lessors acknowledge that as life tenant she is entitled to all rental amounts accruing during her lifetime.

4. Use of the Premises: Lessee covenants and agrees not to occupy or use the demised premises or permit the same to be occupied or used contrary to any statutes, rules, order, ordinance, requirement or regulation applicable thereto, or in a manner which would constitute a public or private nuisance.

5. Maintenance and Repairs: Lessee covenants and agrees that he will, at his own expense, keep and maintain the demised premises in good order, condition and repair throughout the term of this Lease. Lessors shall have no obligation for maintenance or upkeep of any sort during the term of the Lease.

6. Alterations and Improvements: Lessee shall have the right and privilege to make nonstructural alterations, improvements, additions and changes to the demised premises during the term of this Lease at his own cost and expense, in such manner as he may deem necessary or convenient to promote the interests of his business. No structural changes whatsoever shall be made by Lessee without prior written approval of Lessors, and such changes, if approved, shall be at his own cost and expense. Any alterations, improvements, additions or changes made to the demised premises by or for Lessee under the terms of this paragraph shall attach to the realty and become the property of Lessors at and upon the termination of this Lease.

7. Removal of Trade Fixtures and Equipment: Lessee shall have the right to place or install in or upon the demised premises such trade fixtures and equipment as he shall deem desirable for the conduct of his business, and