

for a sixth renewal period, the annual rental for that period shall be Nine Thousand Six Hundred Dollars (\$9,600.00), payable in monthly installments of Eight Hundred Dollars (\$800.00) each during the term. Should any or all of such renewal options be exercised, all terms and conditions of this lease, except as herein provided, shall remain in full force and effect.

9. The Lessee agrees that it will keep said premises in a good state of repair and at Lessee's own cost and expense, and agrees that at the end of other expiration or termination of this lease it will quit and deliver up the said demised premises in as good condition as when possession is given, natural wear and tear excepted.

10. The Lessor covenants and agrees that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other provisions and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

11. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon their respective administrators, executors, heirs, successors and assigns.

IN WITNESS WHEREOF the parties hereto do hereunto affix their hands and seals this year and day first above written.

In the presence of:

Nancy Jo L. Stone
Charles B. Stone

Nancy Jo L. Stone
Charles B. Stone

Ward S. Stone, Jr. (SEAL)
Ward S. Stone, Jr. Individually

Elizabeth S. Kirven (SEAL)
Elizabeth S. Kirven Individually

David R. Stone (SEAL)
David R. Stone, Individually

Eugene E. Stone, Jr. (SEAL)
Eugene E. Stone, Jr.

A. M. Stone (SEAL)
A. M. Stone

Ann S. Cleveland (SEAL)
Ann S. Cleveland
as Executors and Executrix of the Estate
of Eugene Earle Stone, deceased

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