

1205-995

Fourteenth. In case of the destruction of said building or premises by fire or the elements, during the term hereby created, or previous thereto, or such partial destruction thereof as to render the premises demised wholly untenable or unfit for occupancy, or should they be so badly damaged that the same cannot be repaired within ninety days from the happening of such damage, then and in such case the term hereby created shall cease and become null and void from the date of such damage or destruction, and then the Tenant shall immediately surrender said premises and all his interest therein to the Landlord, and the Tenant shall pay rent within said term only to the time of such surrender; and in case of such destruction or partial destruction, the Landlord may re-enter and re-possess said premises discharged from this Lease and may remove all parties therefrom. But should said premises be repairable within ninety days from the happening of said damage, the Landlord may enter and repair the same with all reasonable speed, and the rent shall not accrue after said damage or while repairs are being made, but shall recommence immediately after said repairs shall be completed. But if said premises shall be so slightly damaged by fire or the elements as not to be rendered untenable and unfit for occupancy, then the Landlord agrees to repair the same with reasonable promptness, and in that case the rent accrued and accruing shall not cease or determine. The Tenant shall immediately notify the Landlord in case of fire.

Fifteenth. In the event the Tenant shall continue to remain in and occupy said premises after the expiration of the term of this Lease, such holding over shall not in any way be construed as a renewal or extension of the term of this Lease, but such holding over shall constitute a tenancy from month to month only, but subject to all of the covenants and conditions of this Lease, other than those relating to the term hereof, for which tenancy the Tenant agrees to pay to the Landlord as rental for said premises and/or liquidated damages the sum of **Six Thousand Dollars (\$6,000.00)**.

Dollars per month payable in advance

Sixteenth. The use of the premises herein leased is subject to any applicable zoning ordinances or regulations and setback lines of any governmental authority.

Seventeenth. No rights are conferred upon the Tenant until this Lease has been signed by the Landlord, and a copy of the Lease delivered to the Tenant.

This Lease and all covenants and conditions herein contained shall bind and/or inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

It is understood and agreed that wherever the masculine gender is used in this Lease it shall be extended when necessary to include the feminine or neuter gender and, likewise, the singular number shall be extended when necessary to include the plural.

It is understood and agreed that the Landlord intends to add on to the present structure sometime in the near future, and that this lease is for the present structure and not any further additions.

IN WITNESS WHEREOF, the parties herein have hereunto set their hands and seals this 8th day of February, 1984.

Witnesses as to the Landlord:

✓ W. Dean Cloude
Jean B. Nations

Witnesses as to the Tenant:

✓ W. Dean Cloude
✓ Jean B. Nations

[Signature] (L.S.)
Landlord
[Signature] (L.S.)
Tenant

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