

(18) The Lessor warrants that he is the owner in fee simple of the property herein demised, free of liens and encumbrances, and that upon payment of the rents reserved and the performance of the other covenants and conditions by the Lessee, said Lessee shall enjoy quiet and peaceful possession of the leased premises during the entire term of the lease.

(19) The failure of the Lessee or the Lessor to take advantage of any default on the part of the Lessee or Lessor, as the case may be, shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties during the term of this lease be construed to waive or lessen the rights of the Lessee or Lessor to insist upon the provisions thereof.

(20) This lease agreement executed by the Lessor and Lessee in duplicate merges all understandings and agreements between the parties hereto with respect to the leased premises and constitutes the entire lease agreement and shall not be changed or modified except upon the written consent of the parties hereto, which written consent shall be executed in duplicate and attached to and become a part of this lease agreement.

IN WITNESS WHEREOF, The Lessor has hereunto set his hand and seal and the Lessee has caused this instrument to be executed by its duly authorized officers and to be sealed with its corporate seal the day and year first above written.

WITNESSES:

[Signature]
Fletcher C. Mann

[Signature] (SEAL)
Lessor

Berney Patterson
J. J. Pettus

ATLANTA OAK FLOORING COMPANY (SEAL)
BY [Signature] President
and [Signature] Secretary

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