

TITLE EXAMINATION

(17) In the event a title examination shows that Lessor does not have a good and marketable title to the leased premises free and clear of all liens and encumbrances, Lessee shall give written notice to Lessor of all defects, liens and encumbrances which Lessee is unwilling to waive, and if such defects, liens and encumbrances are not removed by Lessor within thirty (30) days after the date of such notice, Lessee shall have the right at its option to cancel this lease by giving ten (10) days' written notice of its intention so to do and both parties shall thereupon be relieved from all liability hereunder, except that Lessor shall refund to Lessee the amount of any rent paid by Lessee to Lessor under the terms of this lease. Lessor agrees to use Lessor's best efforts to remove any such defects, liens and encumbrances within said thirty (30) day period.

CHANGE OF OWNERSHIP

(18) No change in ownership, assignment of this lease or assignment of rentals hereunder shall be binding upon Lessee unless and until Lessee has been furnished with a true copy of the instrument evidencing such transfer or assignment.

QUIET ENJOYMENT

(19) Lessor covenants that Lessee on paying said rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said leased property for the term aforesaid, subject to the provisions hereof.

The covenants and agreements herein contained shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have duly executed this Agreement and affixed their respective seals thereto the day and year above written.

Griffin, Nelle M. Wyche, Jr.

Walter S. Griffin
Witness as to Walter S. Griffin and Harriet S. Wyche, Jr.
Nelle M. Griffin
Witness

Walter S. Griffin (L.S.)
Lessor

Nelle M. Griffin (L.S.)
Wife of Lessor

ATTESTED BY:

Virginia Haynes
Secretary

FEATHERBIT FABRICS, INC.
W. A. Nichols (L.S.)
President Lessor

Harriet S. Wyche, Trustee for Bradford Wheeler Wyche, Sara McCall Wyche and Mary Frances Wyche under Trust Deed dated August 20, 1963

Harriet S. Wyche, Trustee (L.S.)
Trustee Lessor

Paul W. ...
Witness
E. F. ...
Witness

J. M. McCaulley
W. B. Russell
Witness

HUMBLE OIL & REFINING COMPANY
BY W. A. Nichols (L.S.)
Assistant AREA MANAGER
CHARLOTTE AREA
SOUTHEAST ESSO REGION

* All blank spaces to be filled in prior to execution. See over for "Acknowledgment of the Lessor" (CONTINUED ON NEXT PAGE)