

5. That Lessor or its agents may, at reasonable times, enter upon the premises to examine the condition of same to insure that the provisions of this lease are being complied with on Lessee's part.

4. Covenants by Lessor. The Lessor covenants and agrees:

1. That it will make payment of all ad valorem taxes assessed and levied against the demised premises and to provide such fire and extended coverage insurance on said premises as Lessor, in its sole discretion, shall deem desirable.

2. That it will be responsible for and make payment of all maintenance and repairs to the demised premises of a structural or "extraordinary" nature for which Lessee is not responsible for hereunder.

5. Surrender of Demised Premises by Lessees.

Upon the expiration of the terms of this lease, or other termination hereof, as hereinabove provided, Lessees shall forthwith surrender possession of the demised premises to Lessor in a clean condition and in as good state and condition as the same are now in, ordinary wear and tear and damage by the elements alone excepted.

The terms and provisions of the within lease shall be binding upon and inure to the benefit of the parties hereto, their respective successors and assigns forever.

IN WITNESS WHEREOF, the Lessor and the Lessees have hereunto set their respective hands and seals as of the day and year above written.

In the Presence of:

Ernest J. Howard

Tommy A. Lee

Ernest J. Howard

Tommy A. Lee

Mrs. Benj. A. Belt

LESSOR

John W. Farnsworth

Daniel J. Farnsworth

LESSEES

(Continued on Next Page)