

and the cost of replacing and repairing same, either the Lessor or the Lessee shall have the right to terminate this lease and the rent for the unexpired portion shall abate.

7. The Lessee does hereby covenant and agree that he will keep said furniture, fixtures, machinery, equipment and personal property listed on said "Schedule A", hereto attached and made a part hereof, in good and proper working order and in a good state of repair and at the expiration of this lease, will turn said property over to the Lessor in as good condition as when possession is given, reasonable wear and tear excepted.

8. The Lessor does hereby agree to give to the Lessee the right to extend this lease for a second year at a rental of One Hundred Sixty (\$160.00) Dollars per month in advance, for a third year at a rental of One Hundred Eighty (\$180.00) Dollars per month in advance, for a fourth year at a rental of One Hundred Ninety (\$190.00) Dollars per month in advance and for a period of six (6) successive periods of one (1) year each at a rental of Two Hundred (\$200.00) Dollars per month in advance; provided, that each year, the Lessee shall give written notice of his intention to extend same for a period of one (1) more year, at said rental, at least thirty (30) days prior to the expiration of each yearly period. Lessee shall have the right to terminate said lease at the end of any yearly period and failure to give written notice, at least thirty (30) days before the end of each yearly period shall be notice of his intention to do so.

9. 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 have hereunto affixed their hands and seals this year and day first above written.

WITNESS:

P. R. Long, Jr. (SEAL)
Lessor
A. J. McKinney Jr. (SEAL)
Lessee
W. F. Wells