

Should the building on said premises be destroyed or so damaged by fire or other casualty as to be rendered unfit for occupancy, Lessor agrees to restore said building in substantially the same condition as before the fire, within a reasonable time, and the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall have been restored by Lessor.

In the event of the bankruptcy of Lessee, or its assigns, or in the event that it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, Lessor may, at his option, declare this lease immediately terminated and may take possession of the premises.

Should Lessee fail to pay any installment of the rent within thirty days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, Lessor may at his option either declare the rental for the entire term immediately due and payable and proceed to collect same, or may declare this lease terminated and take immediate possession of the premises, collecting the rentals up to the retaking of such possession.

IN WITNESS WHEREOF, The Lessor and Lessee hereunto set their hands and seals this the day and year first above written.

WITNESSES:

Carolyn Lantz

[Signature]

[Signature]

[Signature]

G. R. Richardson (SEAL)
G. R. Richardson, Lessor

PIEDMONT NATURAL GAS COMPANY, INC. (SEAL)

BY [Signature]

Lessee APPROVED
KENNETH N. BRIM
ASSOCIATE GENERAL COUNSEL
PIEDMONT NATURAL GAS COMPANY, INC.

