

failure of the Lessors to carry out any one of the provisions herein provided.

X

The Lessors covenant and agree to guarantee to the Lessees a clear fee simple title to the within described premises and to bind themselves and their heirs and assigns to warrant and forever defend the title to said premises unto the Lessees and their heirs and assigns from and against any and all persons whosoever may assert a claim thereto. The defense of said title shall be at the sole expense of the Lessors and said defense must be carried out immediately upon such notice, or the Lessees, at their option, shall have the right to terminate said Lease and to recover damages, if any, caused by them.

XI

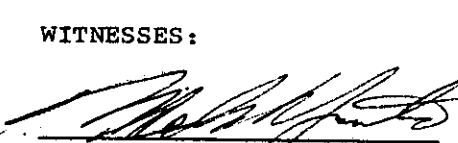
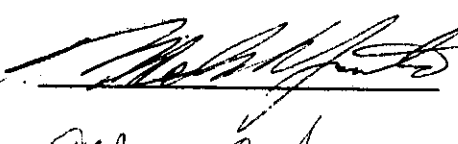
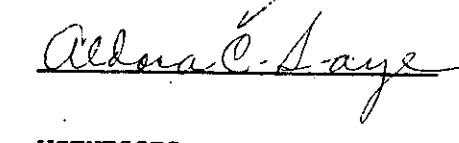
It is further agreed between the parties that the Lessees shall have the right to assign or sub-let the premises herein described, but that the Lessees under no condition can convey their personal liability under the terms of this Lease without the written consent of said assignment by the Lessors.

XII

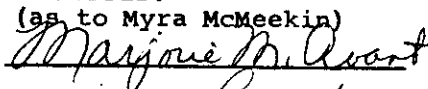
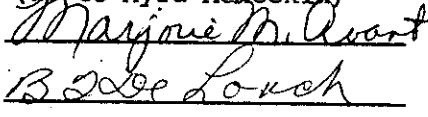
This Agreement, with all its terms and conditions, shall at all times be binding upon the heirs, executors, administrators or assigns of the Lessees and the Lessors.

IN WITNESS WHEREOF, the Lessors and the Lessees have hereunto subscribed their names this 1st day of December, 1965.

WITNESSES:

	<u>Irene Vaughn</u> Irene Vaughn
	<u>Edwin B. McGee</u> Edwin B. McGee
	<u>Myra McMeekin</u> Myra McMeekin

WITNESSES:

	<u>John Richard Vaughn, Sr.</u> John Richard Vaughn, Sr.
	<u>S. J. Kellett, Sr.</u> S. J. Kellett, Sr.