

VIII.

It is expressly understood and agreed that Lessee shall have the right to sublease all or part of the premises covered by this Agreement, as it may see fit.

IX.

This lease contains the entire agreement of the parties and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. No failure of Lessor to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee of any obligation hereunder, and no customs or practice of the parties at variance with the terms hereof shall constitute a waiver of Lessor's right to demand exact compliance with the terms hereof.

X.

Lessee shall have the option, which shall be exercised by notice to Lessor in writing not later than thirty days prior to the termination of this lease, to renew this lease for an additional ten-year period, upon the same terms and conditions as set forth herein, at a rental to be negotiated at that time.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

WITNESSES:

[Signature]  
M. James L. Berry

LESSOR:

W. STEVE LANG, JR., as Trustee under Agreement with Piedmont E.N.T. Professional Association, dated July 1, 1969.

[Signature]  
W. STEVE LANG, JR.

WITNESSES:

[Signature]  
M. James L. Berry

LESSEE:

PIEDMONT E.N.T. PROFESSIONAL ASSOCIATION

By: [Signature]  
W. STEVE LANG, JR., President

By: [Signature]  
THEODORE A. WATSON, Secretary

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