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said damage or destruction to the building or its contents; likewise, Lessor agrees that no liability is assumed by Lessee for such acts of Lessee that may cause said damage or destruction.

10. ASSIGNMENT AND SUBLETTING. This Lease shall not be assigned or the leased premises sublet without the written consent of the Lessor, which consent will not be unreasonably withheld.

11. LESSEE'S EQUIPMENT. All equipment and fixtures which are placed in the demised premises by Lessee shall remain the property of Lessee and may be removed by Lessee at the termination of this lease, so long as the Lessee repairs any and all damages caused to the building by the removal of said equipment and fixtures.

12. ALTERATIONS. Lessee shall make no alterations, additions, or improvements which might damage or substantially change the structural strength and design of the demised premises, without the prior written consent of Lessor, however, Lessee may make various interior alterations, decorations and improvements, at its own expense, so long as these do not affect the structural strength and design of the demised premises. Lessee may place and maintain in, on, and about the leased premises such neat and appropriate signs identifying its business as it shall desire, at its own expense. Upon termination of this lease, Lessee shall remove all such signs and repair all damages caused to the demised premises by the erection, maintenance, and removal of such signs.

13. DEFAULT BY LESSEE. If any monthly installment of rent is not paid on the due date then the Lessor may give the Lessee written notice of such default, and if such rent is not paid within ten days thereafter the Lessor may declare the Lease terminated and cancelled and may take possession of said premises, without prejudice to any other remedy which it may have.

14. QUIET ENJOYMENT. The Lessor agrees that, subject to the terms and conditions herein set forth, the Lessee shall have and enjoy the leased premises during the term herein provided for, free from the adverse claims of any and all other persons whomsoever.

15. MISCELLANEOUS. The Lease is executed in duplicate originals in Spruce Pine, Mitchell County, North Carolina, and shall be governed by the laws of the state where the leased premises are located, and

WMS
JAS