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Agreement of Lease or in any mortgage or deed of trust to which this obligation and the lien thereof shall be subordinate (and the default shall be of such nature as to entitle the Lessor to terminate such Agreement of Lease or the mortgagee or trustee to accelerate the maturity of such indebtedness and is not corrected within the time allowed by such Agreement of Lease, mortgage, or deed of trust, respectively) R. M. Caine shall have the right, at his option, to require Southern, without further consideration, to reassign to him the aforementioned Agreement of Lease and all its rights and interests thereunder (subject, however, to any then existing mortgage or deed of trust having priority over the obligation hereby created and the lien thereof); in which event, the obligation hereby created shall cease and determine, but Southern shall be required to pay to R. M. Caine any and all unpaid installments which shall have accrued at the time of said reassignment.

(6) Notwithstanding any other provision hereof, Southern shall have the right at any time while this Agreement is in effect to purchase the obligation hereby created by paying to R. M. Caine the sum of Twenty-eight Thousand (\$28,000.00) Dollars, in addition to any and all monthly installments which shall have accrued prior to the date of such payment; and in such event, R. M. Caine agrees to execute and deliver an instrument in writing evidencing the full satisfaction of the obligation hereby created and

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