

property the sum of One Hundred Ten (\$110.00) Dollars per month, said rental to be paid within ten (10) days of the close of each rental month.

The party of the first part grants unto the party of the second part the option and privilege to renew this lease for a term of five (5) additional years commencing the 8th day of February, 1961, and ending the 8th day of February, 1966. During this additional term the party of the second part shall pay to the party of the first part the same monthly rental as is herein provided for the first year term and said rental shall be similarly paid. In event the party of the second part desires to renew this lease for the additional five (5) years hereinabove specified, it shall give to the party of the first part written notice of such intention before the expiration of the first one year term thereof. The written notice shall be given by registered letter of Red Diamond Oil Company to the party of the first part addressed to her at Travelers Rest, South Carolina.

In consideration of the execution of this contract the party of the first part also grants unto the party of the second part, its successors and assigns, the option to purchase the real estate and personal property hereinabove described at any time during the term of this lease or at any time during the term of the renewal thereof for the sum of Twelve Thousand Five Hundred (\$12,500.00) Dollars. In event the party of the second part desires to purchase said property it shall give to the party of the first part written notice of such intention by registered letter of Red Diamond Oil Company addressed to her at Travelers Rest, South Carolina, and within ten (10) days thereafter the party of the first part shall make and deliver to the party of the second part a deed conveying the full fee simple unencumbered title to the real estate and personal property hereinabove described. At said time the party of the second part shall pay to the party of the first part the purchase price of Twelve