

contain a covenant of the lessee, that said premises thereby leased are to be used for lessee's furniture manufacturing and warehousing business, or other acceptable business as aforesaid, Grantor shall have and thereby reserves the right to repurchase said land and property at and for the price or sum of \$20,850, said right of repurchase to continue for one year after the expiration of said three year period; Grantee hereby covenanting for itself and its successors and assigns, that it will, upon the accrual of said right of repurchase and upon being notified in writing of the election of Grantor to exercise the same, promptly make or cause to be made said reconveyance to Grantor, or its nominee, in accordance with the terms hereof, by good and sufficient deed conveying the full title to said property, free of liens and encumbrances and with general warranty of title. Grantee further covenants to deliver to Grantor within ten days after completion of same a conformed copy of said lease. When Grantee shall have complied with the foregoing covenant by constructing said building or structure upon said premises and the lessee thereof shall have commenced the use thereof for the purposes hereinbefore set out the foregoing covenant shall cease and determine and Grantor agrees, upon request of Grantee, its successors or assigns, to execute and deliver to Grantee, its successors or assigns, in form for recordation, a release of said covenant and right of repurchase.

Grantee further covenants to deliver to Grantor within ten (10) days after completion of same a conformed copy of said lease.

IN WITNESS WHEREOF, Georgia Industrial Realty Company has caused these presents to be executed, and its corporate seal to be hereunto affixed and attested by its proper officers thereunto duly authorized, this 21st day of May, in the year of Our Lord one thousand nine hundred and

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