

TITLE TO REAL ESTATE

demised premises and improvements, shall have the right to buy in said premises and improvements for its own account.

(9)- OPTION- Lessor hereby gives the lessee the right and option to purchase the demised premises and all structures and improvements thereon at any time during the term of this lease for the sum of _____ (\$ _____) No Purchase option Given.

In event that part of the premises herein demised is condemned, the amount of damages awarded to the lessor in consequence thereof shall be deducted from the purchase price upon exercise of this option by the lessee.

Lessee's notice of election to purchase shall be sufficient if deposited in the mail addressed to lessor at or before midnight of the day on which option term expires. Lessor shall, when requested by lessee, deliver to lessee complete abstracts of title, furnish up-to-date survey by a licensed or registered professional engineer or surveyor, showing elevations of property and corners marked with concrete monuments, upon receipt of which the lessee shall have a reasonable time in which to examine the title and, upon completion of title examinations, if title is found satisfactory, shall tender the purchase price to lessor and lessor, at time of such tender, shall deliver to the lessee a good and sufficient warranty deed conveying the premises to the lessee free and clear of all encumbrances (including without limiting the foregoing, the rights of dower and/or courtesy.

(10)- APPLICATION OF OPTION PURCHASE PRICE-In event accruing rentals are insufficient to reimburse lessee for expenditures made by lessee hereunder, and in event lessee exercises the option to purchase the demised premises, lessee may apply such part of the purchase price as is necessary to (a)- completely reimburse itself for such expenditures and (b)- pay any other indebtedness of lessor to lessee, together with interest at six per cent.

(11)- HOLDOVER- If, at the expiration or termination of this lease or any extension thereof, lessee should hold over for any reason the tenancy of lessee thereafter shall be from month to month only and be subjected to all other terms and conditions of this lease, in the absence of a written agreement to the contrary.

(12)- ASSIGNMENT AND SUB-LETTING.- Lessor consents that lessee may assign or sub-let the premises provided that lessee shall remain liable to lessor for the performance of all of the terms hereof.

(13)- NOTICE. Notices from lessee to lessor shall be sufficient if delivered to lessor, or if placed in the United States Mails addressed to the address shown in this lease. Notices from lessor to lessee shall be sufficient if posted in the United States Mails, postage prepaid, addressed to the lessee's principal place of business as shown in this lease.

(14)- APPROVAL AND SIGNING BY LESSEE.- This agreement, whatever the circumstances shall not be binding on the lessee unless and until approved and signed on its behalf by an Executive Officer, Manager (Sales Department), Assistant Manager (Sales Department) or Real Estate Agent.

(15)- SUCCESSORS AND ASSIGNS.- This agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors or assigns.

IN WITNESS WHEREOF, lessor and lessee have hereunto subscribed their names the day and year first above written.

Witness:- E. H. Edwards
H. S. Brockman

R. L. Ford (Seal)
(Lessor)

Attest:- J. B. Duke
Assistant Secretary

THE TEXAS COMPANY (Lessee)
By- C. B. Barrett
Manager Southern Territory
Sales Department

(Acknowledgments)

State of South Carolina)
County of Greenville)

Personally appeared before me E. H. Edwards (witness) who being duly sworn says that he saw the within named, R. L. Ford sign, seal and as his act and deed deliver the foregoing instrument for the purpose therein mentioned and that he with H. S. Brockman (witness) witnessed the due execution thereof.

Sworn to before me this the 6 day of
April, 1941.

E. H. Edwards
(Witness)

H. S. Brockman
Notary Public in and
for South Carolina.

My Commission expires at the
pleasure of the Governor

Approved as to: Terms G. E. Ware

Description- E. E. Dattner- Form- T. J. Lawhon

S. C. Stamps \$.48

Recorded March 14, 1941 at 9 A. M. #3874 BY: J. H.