

The Lessor shall thereupon within a reasonable time likewise appoint and secure a reputable and experienced real estate man in this locality who is familiar with property values and the two individuals so designated shall meet and select a third reputable and experienced real estate man in this locality who is familiar with property values. The three individuals so chosen shall constitute a committee of appraisers who will appraise the fair market value of the real estate as of said time and advise both the Lessor and the Lessee of the figure arrived at.

(d) When the Lessor is in receipt of the figure arrived at by said committee, he shall have the privilege of increasing said amount up to and including the sum of Three Thousand (\$3,000.00) Dollars in his sole discretion which figure shall then constitute the figure at which the Lessee may purchase the property.

(e) Should the figure be acceptable to the Lessee, he shall within a reasonable time advise the Lessor of his acceptance of the figure and the transaction shall thereupon be closed within a reasonable time.

(f) The transaction shall be closed by the Lessor conveying unto the Lessee a good marketable fee simple title and the Lessee shall pay unto the Lessor said price in cash or upon terms acceptable to the Lessor.

(g) The same identical method shall be employed in arriving at the fair market value as to the equipment enumerated on the attached "Exhibit A" except, of course, that the committee set up shall be individuals who are reputable and experienced in appraising theatre equipment, and the figure so arrived at by this committee shall be binding upon the Lessor without any additional sum being added thereto provided, of course, the Lessee exercises his option to purchase such equipment within a reasonable time after the committee has advised the Lessor and Lessee of the figure arrived at by this committee.

It is further understood and agreed that should the Lessee violate any of the terms and conditions herein expressed or fail to perform any of the terms and conditions herein set forth then, and in either of such events and without previous notice or demand, this lease may at the option of the Lessor be terminated and the Lessee shall forfeit and lose all right, title and interest in and to the leased premises and equipment and the right to use and further occupy the same and the Lessee's possession of said premises and equipment from and after any such violation or failure shall be unlawful and without right, and the Lessee may be dispossessed and expelled at any time after such forfeiture of this lease. And, likewise, should the lease be terminated in such manner, the Lessee hereby agrees to forfeit all amount or amounts paid on account of rental in advance.

It is further agreed that this lease shall extend to and be binding and obligatory upon the heirs, executors, administrators and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

In the Presence of:

Eugene Bryant

Jessie O. Hunt

As to Lessor.

Dale K. Groom

Lessor