

OPTION TO PURCHASE. The Landlord and Tenant agree herewith that at any time during the first year immediately following the death of the Landlord, the Tenant shall have the right to purchase the herein-described premises for the agreed cash sum of Fifteen Thousand Seven Hundred Fifty & no/100 (\$15,750) Dollars.

DELIVERY OF PREMISES. The Landlord covenants that actual possession of the demised premises shall be delivered to the Tenant on the date specified for the commencement of the term hereof and any extensions thereof, free and clear of all tenancies.

FAILURE TO DELIVER PREMISES. The failure of the Landlord to deliver actual possession of said premises at the time and in the condition provided in the paragraph captioned "Delivery of Premises" shall give Tenant, in addition to such other rights as Tenant may have under the common or statutory law of the State of South Carolina, the right either (1) to rescind the lease by giving notice to Landlord, or (2) to waive such default by Landlord, or (3) to postpone the date of commencement of the term of this lease.

The party herein designated as Landlord, on behalf of himself and his heirs and assigns, hereby covenants and agrees that prompt notice will be given Tenant on the death or legal incapacity of the party herein designated as Landlord or any of his heirs and assigns, and of any transfer or other conveyance of any interest in the leased premises. It is further covenanted and agreed that all payments made in accordance with the provisions hereof, prior to receipt by Tenant of written notice of any change in said interests, shall fully and effectively discharge Tenant from any liability for the rent covered by such payments and that the party herein designated as Landlord and his heirs and assigns will hold Tenant harmless from any further liability therefor.

Tenant shall not be required to make any change in the disbursements as hereinabove set out until it has been furnished with a valid written authorization signed by the party or parties effected or their proper legal representatives.

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