

7. It is understood and agreed that if the Lessee pays the rent herein provided he shall be undisturbed in the use and occupancy of the said premises. In the event, however, the Lessee becomes more than thirty (30) days in arrears with the rental required to be paid by the requirements of this lease, the Lessor may give written notice to the Lessee, his heirs and assigns that unless such rental is paid at the expiration of thirty (30) days from the delivery of such notice, then he shall exercise the right and option to terminate the lease and require the surrender of the possession of the premises. At the termination of this lease, the Lessee shall have the right to remove from the premises and the buildings any and all fixtures, equipment, appliances, lights, stoves, boilers, or other movable equipment placed in the buildings or about the premises by the Lessee, his heirs or assigns during the term of this lease.

8. It is understood and agreed that should the Lessee be prevented from conducting his contemplated business upon the premises herein demised by operation of law or enjoined from using said premises for said purposes by a court of competent jurisdiction, he shall have the right to terminate this lease upon thirty (30) days written notice to the Lessor. At the expiration of said thirty (30) days, all rent hereunder shall cease.

9. Lessor shall not during the term of this lease, or for any extended term thereof, sell or otherwise dispose of the premises in whole or in any part, without giving Lessee thirty (30) days option in which to purchase or otherwise accept said premises or any part thereof on the same terms and conditions as those on which Lessor shall be willing to make such sale to any other party. Lessor shall notify Lessee in writing of the terms and conditions of any boni fide offer acceptable to him which he may have received. If Lessee elects to exercise his right or option, he shall do so in writing within thirty (30) days after receipt of notice of the terms and conditions. The closing shall take place within Sixty (60) days thereafter, at which closing, Lessor shall execute whatever instrument or instruments as are necessary to convey to the Lessee, his heirs and assigns, a good and marketable title to said premises, free and clear of all liens and encumbrances of any kind or nature.

10. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon their respective administrators, executors, heirs, successors and assigns.

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

Witness:

Henry P. Willimon

S. E. Colvin, Jr.

E. N. Green

Lessor

P. R. Long, Jr.

Lessee

"Over"