



FIRST REFUSAL PURCHASE OPTION

For the considerations named in this lease, Lessor agrees that, in the event of any contemplated sale of the demised premises, improvements and property, to give Lessee a notice in writing at least thirty (30) days before the contemplated sale of the demised premises, of the term on which it is proposed to be made. The notice shall be sent by registered mail directed to Lessee at 573 West Peachtree Street, N.E., Atlanta, Georgia, and thereupon, within (30) thirty days from the date of Lessee's receipt of said notice, Lessee shall have the right to purchase said demised premises, improvements and property upon the terms and conditions proposed, and on the failure of Lessee to exercise such option within said period of thirty (30) days, Lessor shall be at liberty to sell premises, improvements and property to the contemplated purchaser, but only upon the terms and conditions concerning which Lessor shall have advised Lessee, subject, however, to this lease and all the terms, covenants, conditions and restrictions thereof, which shall continue in full force and effect and binding upon such purchaser. In the event Lessee elects to purchase at the terms offered, it shall notify Lessor in writing within said period of thirty (30) days. Lessee shall then have a reasonable time in which to examine Lessor's title to said premises, improvements and property. Upon acceptance by Lessee of said title and payment to Lessor of the purchase price specified in Lessor's notice of offer, Lessor shall convey to Lessee by General Warranty Deed, a fee simple title in and to said real estate, improvements and property, free from all liens and encumbrances. It is the intention of the parties herto that the first privilege of purchasing said premises, improvements and property is conferred upon Lessee and that Lessor must offer the premises to Lessee before selling to others.

For Certificate see Deed Book 312 Page 381

J. Ross Martin
Witness

Ludie P. Martin
Party of the first part,
Lessor

J. B. Brown
Witness

Recorded June 6th. 1950 at 11:37 A. M. #13884

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OLLIE FARNSWORTH
R. M. C.

Leave List on W. S. Hill
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