terminate without further liability on the part of Lessee, or the rent hereunder shall be reduced in proportion to the reduction in the area of the premises, but nothing herein shall be deemed a waiver of the sole right of Lessee to any award for damages to it or to its leasehold interest caused by such taking, whether made separately or as part of a general award.

PURCHASE OPTION

LIABILITY

NOTICES

HOLDOVER

TENANCY

QUIET ENJOYMEN'

- (13) Lessor and Irene B. Ducker (his wife), in consideration of this lease, hereby grant to Lessee the option to purchase the property herein demised for the sum of Seventy Five Thousand Dollars (\$ 75,000.00 ) at any time during the original term of this lease or any renewal thereof upon Lessee delivering to William B. and Irene
- at Route #4, Taylors, S. C. intention so to do or by mailing such notice by registered mail addressed as aforesaid at least two days before the expiration date of the original term or any renewal thereof, and such notice, if so mailed, shall be deemed valid and effective whether or not the same in fact is actually delivered to Lessor. In the event of the exercise of this option, the purchase price shall be paid upon the transfer and conveyance to Lessee or its nominee by a good and sufficient

deed, of a good and marketable title to said premises free and clear of all liens and encumbrances

which a reputable title company will insure as such at regular rates. The deed shall be delivered and the title closed on the thirtieth (30th) day after the giving of notice of exercise of this option unless the same be a Sunday or legal holiday, in which case on the next business day thereafter, unless the date of the closing is subsequently extended by mutual agreement. All taxes, rents, sewer and water rents, assessments and insurance premiums, if Lessee shall elect to take over existing policies, shall be apportioned as of the date of the closing of the title. Between the time of the giving of notice of exercise of this option and the time of closing title, risk of loss, damage, condemnation or destruction of the premises or improvements thereon by fire or otherwise shall be on the Lessor provided, however, that Lessor shall maintain such insurance as is then in force for the protection of the parties as their interests appear, and if title is closed all rights therein of Lessor shall be assigned to Lessee. In the event of the exercise of this option time shall be of the essence and tender of the purchase price and tender of the deed shall be waived.

(14) Prior to the taking of full possession of said premises by Lessee, Lessor shall be responsible for and shall reimburse Lessee for any loss of and damage to property of Lessee on said premises, and Lessor shall indemnify and save Lessee harmless from any liability, cost and expense for any loss, damage, injury or other casualty to any person or property occurring at said premises or in connection therewith except when caused solely by the wilful act of Lessee.

After Lessee takes full possession of said premises, Lessee covenants and agrees to mnify and save Lessor harmless from any and all claims, demands, suits, actions, judgments ρf :e

Г	and recoveries for or on account of damage of Lessee, its agents, servants, or other party or of Lessee, its sublessee and assigns in the open (15) All notices required or permitted properly given if delivered in writing personal Lessee as the case may be at the addresses sefurnished by either party to the other in writing giving such notice.  (16) If Lessee, after giving notice of inte 2 hereof provided or at the end of all of said described beyond the termination by limitation tended this lease by written agreement, such or extension of this lease except on a month-tended that the same coverants that Lessee on	to be given by this lease shall be deemed to be ly or sent by registered mail to the Lessor or to the forth above, or to such other address as may be sing. The date of mailing shall be deemed the date ention not to exercise renewal privileges in Claus I renewal periods, holds over the premises herein of the term without first having renewed or exholding over shall not be considered as a renewal o-month basis.  paying said rent and performing the covenant y have, hold and enjoy the said leased property for
	and their respective heirs, legal representative	have duly executed this Agreement and affixe
	Bielie M. Miller	William B. Alucker (L. S.  Wife (Husband) of Lessor
	- Witness	Lessor (L. S.
	Witness	Wife (Husband) of Lessor (L. S
		Lessor (L. S
	Witness	(L. S
	Witness	Wife (Husband) of Lessor  (L. S
SOL	TW CAROLINA SOUTH CAROLINA SOUTH CAROLINA COUCHEATAR COUCHEATAR COUCHEATAR COUCHEATAR	Lessor
		Wife (Husband) of Lessor (L. S
3		/ FRED STANDARD OIL COMPANY

All blank spaces to be filled in prior to execution.