

If the building upon said premises shall be damaged by fire or other casualty and the damages are of such nature that the same can be repaired, the same shall be repaired by the party of the first part as quickly as is reasonably possible, but if said premises be damaged to such an extent as to render the same unfit for use and occupancy, this Lease shall terminate as of the date of such damage.

If any additions or improvements to the building on said premises shall be made by the parties of the second part during the life of this Lease, the parties of the second part shall pay for said additions or improvements, but no material changes shall be made in said building without the approval of the party of the first part in writing.

The Buy and Sell Agreement above referred to, having given to the Buyers named therein in Paragraph 13 thereof a special option to buy the property hereby leased at any time after three years from the first day of April, 1956, it is now agreed by and between the party of the first part and the parties of the second part that the parties of the second part are hereby given and granted an option to buy the lot or parcel of land with all improvements thereon conveyed by William A. Henson on the 21st day of October, 1925, to Mildred Allen and Edith Mooneyham for the purchase price of Ten Thousand Dollars (\$10,000) but this option shall not extend beyond the first day of April, 1966, and if this option shall be exercised at any time during that period by the parties of the second part, the party of the first part agrees that she will execute and deliver to the parties of the second part a good and sufficient deed conveying said property free from encumbrances, and with the usual and customary warranty.

All taxes and insurance on the real property covered by this Lease shall be paid by the party of the first part during the life of this Lease.

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