

thence S. 51-3/4 W. 440 feet to a point on the eastern side of the Neely Ferry Road; thence along the eastern side of Neely Ferry Road S. 47 E. 1374 feet to the beginning corner.

The above described property is a portion of the same conveyed to the lessor herein by deed of Virgil H. Barron of even date herewith to be recorded.

The purchase price of Parcel # 1 hereinabove described shall be Fifty Thousand (\$50,000.00) Dollars.

Parcel # 2, containing 126.25 acres, more or less, and being the balance of the 140 acres, more or less being conveyed by the lessee to the lessor of even date herewith to be recorded.

The purchase price of Parcel #2 hereinabove described shall be Sixty Six Thousand Four Hundred (\$66,400.00) Dollars.

The lessee shall have the right to purchase either parcel hereinabove set forth at any time during the term of this lease. Upon exercise of either purchase option and the payment of the purchase price the lessor binds itself, its successors and assigns to convey the said land unto the said Virgil H. Barron or her heirs and assigns, by good and sufficient deed with covenants of general warranty and clear of encumbrances.

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In the event the lessee exercises either of the above options to purchase the lessor agrees to apply all rentals paid to date of deliver of deed or deeds to the above stated purchase price or prices.

4. Provided, always, and these presents are upon this condition, that if the rent reserved or any part thereof shall be unpaid for sixty (60) days after becoming payable, whether formally demanded or not, or if any covenant on the lessee's part herein contained shall not be performed or observed, or if the lessee shall become bankrupt, then and in any of said cases it shall be lawful for the lessor to re-enter at any time thereafter upon the demised premises or any part thereof in the name of the whole, and thereupon this demise shall absolutely determine, but without prejudice to the right of action of the lessor in respect of any breach of the lessee's covenants herein contained.