

or any of them, or any equipment included hereunder, shall be damaged or destroyed during such interim period, such buildings or equipment shall be repaired, restored or replaced at the expense of the Seller.

4. The parties agree that the buildings will be delivered on the date one year from the date of execution of this contract in substantially as good condition as they were upon the date of execution of this contract, normal depreciation excepted.

5. In the interim period, Greenville County shall have the right to enter said property to make certain installations therein provided the same does not interfere with the business operations of the Jeff Hunt Machinery Company upon this property. And provided further that the said Greenville County will hold harmless the Hunt Development Company, Inc. and the Jeff Hunt Machinery Company for any and all accidents, injuries or other liabilities which might arise as a result of the use of the buildings or any part of the premises by Greenville County, its agents or its licensees, including any persons entering into and using the premises on behalf of Greenville County or about its business.

6. Should the Jeff Hunt Machinery Company fail to vacate the building on the date one year from date of execution of this contract as set out herein, then it is agreed that the purchase price shall be reduced Ten Thousand (\$10,000.00) Dollars for each full month and a pro-rated amount for each partial month that the building is so occupied.

7. The Purchaser, Greenville County, acting through its Greenville County Council, warrants that it has the right and the power to enter into this Contract and that the same is binding upon Greenville County.

8. The personal property of Jeff Hunt Machinery Company other than that specified in the attached exhibit can be removed from the property at any time during the interim period of this Contract of Sale and the parties mutually agree

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