

additional years, for a rental corresponding to the amount then prevailing in Greenville for similar property, but otherwise agreed that the Lessee shall have, during said term, or any renewal thereof, the refusal of purchasing said property in the event the Lessor desires to sell the same.

It is further agreed between the parties hereto that the Lessee will bear the expense of having a spur track constructed upon said premises and will likewise enclose the premises hereby leased with a good substantial fence; likewise, the Lessee will at its expense, construct an office building, scales and other improvements and equipment as may be proper or incidental to the operation of a retail coal yard.

Upon expiration of this lease, or any renewal thereof, for any cause, the Lessee herein shall have the right to remove the scales and other equipment placed upon said premises, but the Lessor herein shall have the option of retaining on said premises the fence, spur track and office building upon paying to the Lessee therefor a sum equivalent to two-thirds of the original cost of said items, otherwise, the Lessee shall have a right to remove the same at its expense.

It is further understood and agreed that the Lessee will not assign this lease or sublet any portion of the premises hereby leased, without the written consent of the Lessor, which consent the Lessor agrees not to unreasonably withhold.

In the event one month's rent is in arrears and unpaid for a period of ten days or in the event the Lessee is adjudicated bankrupt, placed in the hands of a receiver or makes an assignment for the benefit of its creditors or violates any of the terms and provisions of this lease, upon the happening of such event, this lease shall thereupon terminate at the option of the Lessor.