

not to exceed the sum of Twenty thousand Dollars (\$20,000.00). However, any such mortgage shall not call for monthly payments in excess of the rental paid by the Lessee to the Lessor and shall contain a provision that in the event of default thereunder the Lessee shall have the right to apply such amount of the rental as is necessary to keep the mortgage payments current and to deduct the amount of such payments by the Lessee from the rent. Such mortgage shall not defeat the leasehold interest of the Lessee.

The Lessor extends unto the Lessee an option to purchase the premises covered by this lease, during the term hereof, for a sum equal to the fair market value of the premises and buildings thereon. However, in no event shall such price be less than a sum for which said property can be sold to any bona fide purchaser, or the sum of Sixty thousand Dollars (\$60,000.00), whichever is the lesser amount.

The Lessor covenants that he will not engage directly or indirectly in the specialty or treatment of alcoholism in the States of Georgia, North Carolina and South Carolina, or use the name of Abt Sanitarium within the confines of such state. The Lessor may, however, use the name of Abt ~~Clinic~~, except in connection with the words Clinic and Sanitarium.

The Lessor further covenants that he will pay all bills which are outstanding against the business through July 31, 1952. The Lessor will further be responsible for any law suits in which the Lessee is not a party or involved therein.

The Lessor is given the right to use "the doctor's cottage" on the premises for a period of ninety days from date, free of any charge and with all utilities furnished. Such use shall be restricted to residential purposes.

The use of the word Lessor and Lessee shall include the heirs and assigns of the parties.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the date first written above.

WITNESSES:

Julius E. Johnson
John R. Rice

W. L. Platt Lessor
Harry B. Gahr Lessee