therewith, the Lessee agrees to sell and convey, by properly executed deed, unto the Lessor, an easement for the use, repair and maintenance of said tracks and scales and providing a right of way seven and one-half (7-1/2) feet in each direction from the center line of said tracks. The purchase price which the Lessor agrees to pay for said easement shall be Sixty-Nine Hundred Dollars ($6,900.00) provided the Lessee exercises his option to purchase the leased premises during the first five (5) years of the term of the lease. The purchase price for the easement after the first five (8) years of the term of the lease shall be Sixty-Nine Hundred Dollars ($6,900.00) less depreciation at the rate of one-twelfth (1/12) of Sixty-nine Hundred Dollars ($6,900.00) per annum beginning at the date of commencement of the term of the lease. The purchase price for said easement, at the option of the Lessor, may be paid for in full at the time said easement is granted or may be paid at the rate of Five Dollars ($5.00) per car for each railroad car received and/or shipped by the Lessee from the date the easement is granted until the balance is paid in full, stop-off cars to count as one car. It is further understood and agreed that the railroad scales are being located on the leased premises for the convenience of both parties hereto and that the cost of relocation will be borne by the Lessor. The Lessee agrees that the Lessor shall have the right to access to the scales and the right to the use thereof at such times as may be necessary to the Lessor for the proper conduct of its business and provided that the Lessor will not unreasonably interfere with the Lessee's business or its use of the leased premises. The Lessee agrees that any use of the scales other than for weighing railroad cars in regular freight service will be paid for at a rate equivalent to the prevailing rate for public scales in the Greenville area and the Lessor shall receive sixty-five percent (65%) of the proceeds derived from such use of the scales.

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