

The aforementioned option shall be exercised by the Lessor or the Lessee by written notice to the other, and in the event of such exercise, the Lessor agrees to proceed with due diligence to locate property suitable to it which the Lessee may acquire and convey to the Lessor in exchange for the leased premises.

In the event that neither the Lessor nor the Lessee shall have exercised the aforementioned option to exchange the leased premises for other property suitable to the Lessor, or in the event that pursuant to the exercise of such option the Lessee after due diligence is unable to acquire such other property due to its unavailability, the Lessee at the end of such two (2) year option period and for sixty (60) days thereafter shall have the option to purchase the leased premises for a cash consideration of One Hundred Fifty-four Thousand Five Hundred Seventy and No/100ths (\$154,570.00) Dollars (less the amount of rent required hereby that the Lessee shall have paid to the Lessor at the time of the exercise of such option); this option shall be exercised by written notice from the Lessee to the Lessor, and the conveyance of the leased premises pursuant to said option shall be by general warranty deed conveying the fee simple title thereto free and clear of all liens and encumbrances except taxes for which the Lessee is liable hereunder, the rights of way for railroads and roadway shown on the aforementioned plat, all the rights, easements, and rights of way incident to the operation and maintenance of railway

(Continued on next page)