

J.A.H.

...good and marketable title to said premises free and clear of all liens and encumbrances except

which a reputable title company would insure such a regular order. The deed shall be delivered and the title closed on the third day (30th day) after the giving of notice of exercise of this option unless the same be a Sunday or legal holiday in which case on the next business day thereafter; unless the date of the closing is subsequently extended by mutual agreement of all concerned; sewer and water rates, assessments and insurance premiums of Lessee shall be paid for over existing policies, shall be paid in advance of the date of the closing of the title between the time of the giving of notice of exercise of this option and the time of closing; the risk of loss, damage, condemnation or destruction of the premises and improvements thereon by fire or otherwise shall be on the Lessee provided, however, that Lessee shall maintain such insurances as is then or hereafter for the protection of the parties as their interests appear, and if title is closed all rights therein of Lessor shall be assigned to Lessee. In the event of the exercise of this option the share of the expense and tender of the purchase price and tender of the deed shall be waived.

NOTICES

(15) All notices required or permitted to be given by this lease shall be deemed to be properly given if delivered in writing personally or sent by registered mail to the Lessor or to the Lessee as the case may be at the addresses set forth above, or to such other address as may be furnished by either party to the other in writing. The date of mailing shall be deemed the date of giving such notice.

HOLDOVER TENANCY

(16) If Lessee, after giving notice of intention not to exercise renewal privileges in Clause 2 hereof provided or at the end of all of said renewal periods, holds over the premises herein described beyond the termination by limitation of the term without first having renewed or extended this lease by written agreement, such holding over shall not be considered as a renewal or extension of this lease except on a month-to-month basis.

QUIET ENJOYMENT

(17) Lessor covenants that Lessee on paying said rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said leased property for the term aforesaid, subject to the provisions hereof.

The covenants and agreements herein contained shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have duly executed this Agreement and affixed their respective seals thereto the day and year above written.

~~W. J. ...~~
Witness

H. E. Trammell (L. S.)
Lessor

Geo. E. Williams
Witness

Wife (Husband) of Lessor (L. S.)

Witness

Lessor (L. S.)

Witness

Wife (Husband) of Lessor (L. S.)

Witness

Lessor (L. S.)

Witness

Wife (Husband) of Lessor (L. S.)

Witness

Lessor (L. S.)

Witness

Wife (Husband) of Lessor (L. S.)

J. C. Beck
L. W. Ingram
Witness

ESSO STANDARD OIL COMPANY
BY *L. W. Hillen Jr.* (L. S.)
Assistant Director, Manager

* Note—All blank spaces to be filled in prior to execution.

See over for "Acknowledgment of the Lessor"