

It is agreed that the Lessee shall during the continuance of this lease have the first refusal in the event the Lessor should sell or attempt to sell said property. Should the Lessor dispose of this property by sale, he shall first give to the Lessee written notice stating the proposed purchaser and the agreed price of sale. The Lessee shall then have sixty (60) days from date of said written notice in which to exercise his right of purchase by payment to the Lessee of a sum equivalent to the proposed sale price.

It is agreed that this lease may at the option of the Lessee be extended and renewed at a rental to be agreed upon between the parties hereto for the additional term of five (5) years, provided said Lessee shall give to the Lessor written notice of his intention to renew sixty (60) days prior to the expiration date hereof, and provided that there shall not be any breach of any of the covenants contained herein on the part of the Lessee.

It is agreed that in the event of bankruptcy of the Lessee or should he be placed in the hands of a receiver or make an assignment for the benefit of creditors, and the same not be fully discharged within ninety (90) days from the occurrence thereof, the Lessor may, at his option, declare this lease terminated and take possession of the premises.

The Lessor agrees that he will pay all taxes and assessment levied against the real estate above described during the life of said lease.

TO THE FAITHFUL PERFORMANCE whereof the parties hereto do each bind themselves and their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this day and year first above mentioned.

In the presence of:

Almon C. Gilliam )  
~~to be Lessor~~  
F. Bradley Morrish Jr. )  
~~to be Lessor~~

John H. Wheeler (LS)  
Lessor  
Alon Wheeler Jr. (LS)  
Lessee