

The LESSEE shall have the option to renew this lease for ten (10) consecutive two (2) year terms; the rental and conditions of the said renewals to be negotiated upon the current United States Government National Index which is published two (2) months before the end of each term. The LESSEE shall give the LESSOR written notice sixty (60) days before the end of each term of its firm intention to exercise this option for renewal of the lease.

The LESSEE agrees that in the event the LESSOR desires the use of the twenty (20) foot strip on the Eastern boundary of the premises described above it shall be released to him and the rental set forth above will be adjusted by negotiation between the LESSOR and the LESSEE; all other terms and conditions of the lease, it is agreed, shall remain in full force and effect.

In the event of bankruptcy of the LESSEE, or in the event that it should be placed in the hands of a receiver, or should the LESSEE make an assignment for benefit of creditors, the LESSOR may, at his option, declare the lease immediately terminated and may take possession of the premises.

The LESSEE agrees that should it fail to perform any of its covenants and agreements herein contained, or fail to pay the rent herein provided for when due, the LESSOR may enter into and upon the premises herein leased and repossess the same and, at his option, declare the lease terminated without prejudice to other legal remedies.

In the faithful performance of these covenants and agreements, the LESSOR and the LESSEE hereunto bind themselves, their heirs, executors, administrators, successors, and assigns.

The LESSEE hereby acknowledges having in its possession a duplicate copy of this lease.

IN WITNESS WHEREOF, the said Waco F. Childers, Jr. and Leroy Z. Gist and Burns E. Cale, Partners, d/b/a Greenville Oxygen Supply Company, have hereunto set their hands and seals this 20th day of April, 1957.

In the presence of:

Anne M. White

Waco F. Childers, Jr.
LESSOR.

Edward Ryan Harner

Leroy Z. Gist
Burns E. Cale
d/b/a Greenville Oxygen Supply Company, LESSEE.

