

fail to the lessor of its intention to exercise said option to purchase within 60 days after it has been advised by lessor that lessor will not construct the additional improvements, or if lessor shall fail to give such notice to lessee within the 30 day period provided for above, then lessee shall give notice to lessor of its intention to exercise its option to purchase within 60 days after the expiration of said 30 day period. In the event lessee exercises its option to purchase, the sale shall be closed within 30 days after receipt by lessor of lessee's notice of its intention to exercise said option and title shall be given to lessor by general warranty deed free and clear of liens and encumbrances, with taxes, insurance, and rent prorated between lessor and lessee as of the date the sale is closed and title is delivered to lessee. Lessor warrants and represents that lessor will convey merchantable title to the devised property and to the optioned property in the event lessee exercises its option to purchase.

5. Lessee may use the devised premises for the use of storing, handling, selling, shipping or manufacturing of goods, merchandise, commodities and equipment, whether of its own manufacture or of purchase, and for operations incidental to the foregoing and for office purposes.

6. In the event that the state and county had ad valorem taxes on the land and improvements are increased over the amount of such taxes for the calendar year 1934 due to an increase in the assessed valuation of the land and buildings or due to an increase

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