

c. To pay and keep in force proper fire and casualty insurance covering said premises during the term of said lease, of \$35,000.00 on structure and \$5,000.00 on contents.

d. To keep the demised premises in such repair as the same are at the commencement of the term or may be put in by the lessor during the continuance thereof, reasonable use and wear (and damage by fire or other unavoidable casualties) only excepted.

e. The lessee shall have the right to make or permit to be made alterations in or additions to the demised premises without the previous consent in writing of the lessor. The lessee agrees to indemnify and save harmless the lessor from any claim of any person who may furnish labor or materials in connection with any alterations or repairs.

f. To permit the lessor and its agents at all reasonable times to enter upon the premises and to examine the condition thereof and make necessary repairs.

g. To yield up the demised premises and all additions thereto at the determination of the tenancy in good and tenantable repair, reasonable use and wear excepted, as the same now are or may be put in by the lessor.

3. The lessor hereby covenants with the lessee as follows:

a. That the lessee, paying the rent hereby reserved and observing and performing the several covenants and stipulations herein on her part contained, shall peaceably hold and enjoy the demised premises during the said term without any interruption by the lessor or any person rightfully claiming under it.

b. That the lessee shall have the right to purchase said property at any time during the term of this lease as follows:

Parcel #1, containing 13.75 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a stone in the center of the Neely Ferry Road at the corner of the A.H. Stewarts Estate lands, and running thence N. 51-3/4 E. 440 feet to a point in line of property now or formerly of Virgil H. Barron and Lewis W. Barron; thence running through said property N. 47 W. 1374 feet to a point in said property;

(Continued on next page)

FCF, PUC,
JBT
RR
JNB
page 2