

said Lessor may, at her option, either declare the rental for the entire period immediately due and payable and proceed to collect the same, or declare this Lease terminated and take immediate possession of the premises, collecting rents up to the time of the re-taking of possession.

3. That in the event of bankruptcy of the Lessee or should said corporation be placed in the hands of a Receiver or make an assignment for the benefit of creditors, the Lessor may, at her option, declare this Lease terminated and take immediate possession of the premises.

IT IS MUTUALLY COVENANTED AND AGREED:

1. That The Tire Exchange of Greer, Inc., a South Carolina corporation, the Lessee herein, shall have the option, at the conclusion of the term of this Lease, to-wit: August 31, 1976, to purchase the property described hereinabove, including any and all improvements thereto, and including the Lessor's interest in a party-wall contract executed between J. V. Smith and Mrs. Julia Moore and dated March 20, 1920, for the total consideration of THIRTY THOUSAND and NO/100 (\$30,000.00) DOLLARS; and that this Option may be exercised by the Lessee submitting the notice of such in writing to the Lessor, her heirs or assigns forever, within one (1) year prior to the expiration of the term of the Lease; that this Option in favor of the Lessee, its successors or assigns forever, shall be binding upon the Lessor, Lillian Farley Smith, her heirs and assigns, forever.

IN WITNESS WHEREOF, the parties hereto have hereunto

J.F.A.
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