

the construction thereupon of a substantial warehouse building or structure having an area of not less than 40,000 square feet for use and to be used for the conduct of Grantee's business of storage and distribution of drugs and housewares, and that upon failure of Grantee, its successors or assigns, to construct or cause to be constructed upon said premises such warehouse building or structure as aforesaid and thereafter to use said premises for the purposes aforesaid within three (3) years next ensuing from and after the date of this conveyance, the Grantor shall have and hereby reserves the right to repurchase said land and property at and for the price or sum of \$64,375, said right of repurchase being hereby reserved and to continue for one (1) year after the expiration of said three (3) year period, Grantee hereby covenanting for itself and its successors and assigns, that it will, upon the accrual of said right of repurchase, and upon being notified in writing of the election of Grantor to exercise the same, promptly make or cause to be made said reconveyance to Grantor, or its nominee, in accordance with the terms hereof, by good and sufficient deed conveying the full title to said property, free of liens and encumbrances and with general warranty of title.

IN WITNESS WHEREOF, Georgia Industrial Realty Company has caused these presents to be executed, and its corporate seal to be hereunto affixed and attested, by its officers thereunto duly authorized, this 2nd day of December, in the year of Our Lord one thousand nine hundred and sixty-six and in the one hundred and ninety-first year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in presence of:

GEORGIA INDUSTRIAL REALTY COMPANY,
By

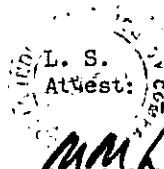
James V. Amiley

[Signature]

Vice President.

Shelma J. Gray

Subscribing Witnesses.



[Signature]

Secretary.