

above-mentioned personalty insurance. If such damage occurs, the "Tenant" or "Landlord" shall have the right to cancel the Lease. If such damage occurs as mentioned above, and if either the "Landlord" or "Tenant" cancels the Lease, the "Tenant" automatically will have a one hundred-^{twenty}~~fifty~~ ¹²⁰~~(150)~~ day option to purchase the Lot and any improvements thereon left after such damage occurred. The sales price will be determined as follows. The "Landlord" and "Tenant," each at their own expense, will each secure two local realtors to appraise the property (these realtors will have no monetary interest in said property). The sales price will be determined by adding the four appraisals together and then dividing by four. This quotient will be considered the sales price and the fair market value of the property. The "Tenant" must notify the "Landlord" in writing, not later than sixty (60) days after said Lease is cancelled by either party of the "Tenant's" intent to purchase the Lot with whatever improvements are left thereon. In this case said property being treated as a lot. Rumler, Realtor would receive the regular 10% Real Estate Commission as set forth by the Greenville Board of Realtors at the time of closing; being paid by the "Landlord."

LIABILITY

The "Tenant" further agrees to hold the "Landlord" harmless from Liability on the "demised premises" in case of any accident caused by the "Tenant" or any of its employees. The "Landlord" hereby warrants that it has examined said premises and that to the best of its knowledge it knows of no defects which might cause injury to the "Tenant" and its clients, guests and visitors in and on said premises.

REPAIRS

The "Tenant" agrees to accept the "demised premises" on an

M.M.R.
J.G.
J.E.B.