

Tenant abandons the within property or does not renew his Lease or purchase this property, that he will, upon terminating this Lease, replace such opening or connection and leave the premises in the same condition as it was prior to the cutting of said entrance. This cutting and repairing shall be done at the sole expense of the said Tenant.

(19) It is further agreed by and between the Landlord and Tenant that the air conditioner now located in this building is the property of Intex and the heater belongs to Mrs. Bullock, the former operator of the Pantry. It shall be the sole obligation of the Tenant to work out whatever arrangements he can to use said air conditioner and heater.

(20) The Landlord hereby agrees to give the Tenant an option to purchase the above-described building for and during the initial two-year term of this Lease at a purchase price of \$27,500.00, with the credit for the sale being given to Estor L. Rodgers Company and if the sale is consummated during the initial two-year period of this Lease, the Landlord shall be responsible for paying a 6 per cent sales commission to the Eston L. Rodgers Company.

IN WITNESS WHEREOF, The Landlord and the Tenant have hereunto set their hands and seals on the day and year first above written.

IN THE PRESENCE OF:

[Signature]
Estor L. Rodgers

[Signature] (SEAL)
B. O. Thomason, Jr. as Executor
and Trustee under the Will of the
late Eloise G. Waters
LANDLORD

[Signature] (SEAL)
Dean Willis
TENANT

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