

W.H. 10/1/78

the premises and Tenant covenants to assume all liability on account of such injury or damage, and to defend and save the Landlord harmless therefrom. Tenant shall maintain in full force and effect, such insurance in such amounts as he may deem necessary for his and Landlord's protection.

Upon the expiration of the Five (5) year term, referred to herein ^{the} above tenant shall have the option for leasing same for an additional term of Five (5) years, at a rate to be determined hereafter.

Further, Landlord herewith covenants to the Lessee shall have the right of first refusal to purchase the property and Landlord covenants to offer to sell the property to Lessee, said option to be communicated to Lessee in writing with the proviso that the Lessee would have thirty (30) days to accept such offer and should no acceptance be received, Landlord would be free to sell said property at any figure equal to or exceeding that as stated in his offer to Lessee.

Tenant will, upon the expiration date of this Lease, deliver up said premises in as good a condition as they were when originally occupied, reasonable wear and tear only, expected.

This Lease is and shall be binding upon the parties hereto, their successors, assigns, forever.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the day and year first above written.

In the Presence of:
W. E. Caldwell
Maggie M. Greene

W. E. CALDWELL
By: W. E. Caldwell
Landlord

9-29-78
W. E. Caldwell
Maggie M. Greene

WADE HAMPTON HARDWARE COMPANY, INC.
By: James A. Kay, Jr.
Tenant

4328 RV-2