

sale as a result of such eminent domain. Rent shall be pro-rated as of the date of surrender of possession. The entire award for the leased premises shall belong and be payable to the Lessor, but the Lessee shall have the right to recover from the condemning authority compensation for the loss, if any, sustained by the Lessee because of such condemnation.

16. The Lessor does hereby grant to the Lessee the option to purchase the leased premises under and subject to the following conditions:

A. If the Lessee shall elect to purchase the property during the first year of the term of the lease, the sales price shall be the sum of Nineteen Thousand and 00/100 (\$19,000.00) Dollars. Notice of the exercise of this option shall be sent to the Lessor no later than April 30, 1982;

B. If the Lessee shall elect to purchase the property during the second year of the term of the lease, the sales price shall be the sum of Twenty One Thousand and 00/100 (\$21,000.00) Dollars. Notice of the exercise of this option shall be sent to the Lessor no later than April 30, 1983;

C. Closing shall take place at the office of the Lessee's lawyer no later than thirty (30) days after notice of exercise of the option. At closing, the Lessor shall convey fee simple title to the leased premises to the Lessee, or his assigns, by general warranty deed, with dower properly renounced, free of all liens and encumbrances, except for such easements, zoning ordinances, and restrictive covenants which may affect the property, and the Lessee shall simultaneously therewith pay to the Lessor the full amount of the sales price, except for current property taxes or assessments, which shall be pro-rated as of the date of closing, and except for the mortgage now held by Southern Bank and Trust Company, referred to in Paragraph // , above, if the Lessee shall elect to assume that mortgage, which shall be current as of the date of closing.