

premises by the said lessee.

It is further covenanted and agreed by and between the parties hereto that the said lessee, its successors and assigns, shall have the right at any and all times during the term of this lease or within ninety (90) days after the termination of this lease or of any extension thereof to remove from the said leased premises any and all fixtures, buildings, structures, improvements, machinery, engines, pumps, tanks, and any and all property of every kind which may during the term of this lease or of any extension thereof be constructed, erected, placed in or upon or affixed to the said demised premises or any part thereof by the said lessee or its successors or assigns; but if lessee shall avail itself of the right to remove the same from said leased premises within ninety (90) days after the termination of this lease or of any extension thereof as above provided, then, and in such event, lessee shall pay rental at the rate of One Hundred Dollars (\$100.00) per month apportioned on the basis of elapsed days from the date of the termination of this lease or of any extension thereof and lessee agrees that upon the removal of such fixtures, buildings or other property it will fill up all excavations and will reasonably level and smooth off the surface of the said real estate.

And it is further agreed by and between the lessor and lessee that, for and in consideration of the payments hereinbefore recited and the sum of One Dollar (\$1.00) this day paid to lessor by lessee, the receipt whereof is hereby acknowledged, lessor hereby grants and gives to lessee, its successors and assigns, the right and option at any time within sixty (60) days next before the first day of October, 1929 to purchase the said real estate of and from the lessor, her heirs, executors, administrators, successors or assigns at and for the sum and price of seven Thousand Five Hundred Dollars (\$7,500.00) cash. In the event said lessee shall exercise this option to purchase said real estate and pay said purchase price aforesaid, then, lessor hereby binds and obligates herself, her heirs, executors, administrators, successors and assigns to convey to lessee the above described real estate in fee simple absolute by good and sufficient general warranty deed, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and all other liens and encumbrances of whatsoever nature, and will deliver with said deed to the said lessee an abstract of title showing good and merchantable title to the said real estate in the said lessor or her heirs, executors, administrators, successors or assigns at the time owning the same.

And it is further agreed by the lessor and lessee that for and in consideration of the payments hereinbefore recited and the additional and further sum of One Dollar (\$1.00) this day paid to lessor by lessee, the receipt whereof is hereby acknowledged, lessor hereby grants and gives to lessee, its successors and assigns, the right and option at any time within sixty (60) days next before the expiration of the said ten (10) year term of this lease to either, First, purchase the said real estate of and from the said lessor, her heirs, executors, administrators, successors or assigns, at and for the sum and price of Eight Thousand Five Hundred Dollars (\$8,500.00) cash, and upon the same terms and conditions hereinabove provided relative to the conveyance of said real estate by lessor, her heirs, executors, administrators, successors or assigns to lessee, its successors or assigns, in fee simple absolute by warranty deed free and clear of all mortgages, judgments, taxes and other liens and encumbrances and the delivery with such deed of an abstract of title showing good and merchantable title to said real estate in the said lessor or her heirs, executors, administrators, successors or assigns at the time owning the same, or, Second, the said lessee shall have and it is hereby granted the right and option to have this lease of said real estate and premises extended and continued in full force and effect for the further and additional term and period of five (5) years next after the expiration of the ten (10) Year