

... further agreed that if Lessor, during the term of this lease or any renewal hereof, desires to sell said property to a prospective purchaser, able, willing and ready to buy the same, Lessor shall so notify Lessee. Said notice shall give the name and address of the prospective purchaser and be accompanied by an affidavit by Lessor that such prospective sale is bona fide and that Lessor intends to sell and convey said property, and Lessee shall thereupon have the right and option to purchase same at the price and upon the terms offered by such prospective purchaser. Lessee agrees, in the event it desires to purchase, that it will within fifteen (15) days from the receipt of such notice, signify by written notice to Lessor, intention of Lessee to buy said property, and Lessor and Lessee agree that they will complete said sale without any unreasonable delay, Lessor to furnish abstract of title as hereinafter provided. In the event of sale to any third party and in the event such purchaser should desire to sell said property during the term of this lease or any renewal period, Lessee shall have the like option to purchase at the price offered by any bona fide prospective purchaser, and upon the same terms and conditions set forth above; it being understood that the right of Lessee to purchase at the offered price shall be a continuing right during the existence of this lease, whenever the owner of the fee may desire to sell said property. Lessee's failure to exercise any option herein contained shall not in any way affect this lease or the rights of the Lessee to the estate hereby created.

In the event Lessee exercises any purchase option, Lessor agrees and will, within 30 days after notice from Lessee provided for above, or after receipt of written notice of intention to buy as above set forth, secure and submit to Lessee an abstract or certificate of title prepared by competent and reliable abstracters showing good and marketable title in Lessor. The Lessee shall have thirty (30) days in which it may have the title to the property examined by its attorney. If there are defects in the title which in the opinion of the attorney for the Lessee render the title to the property unmarketable, Lessee shall notify the Lessor of such defects Lessee is unwilling to waive within the thirty (30) day period mentioned above, and the Lessor shall thereafter have thirty (30) additional days to cure such defects, and Lessor hereby agrees to use every reasonable effort to correct such defects at its own expense. Lessor further agrees to execute and acknowledge a deed and bill of sale which shall be satisfactory to and approved by attorneys for Lessee.

19. Lessor hereby agrees that the deposit by Lessee of a valid bank check or draft in any United States Post Office, duly addressed to the Lessor, its heirs, executors, assigns, or legal representatives, shall be and constitute a good and sufficient tender of any sum which may become due under this lease.

20. No change in ownership of the land or assignment of rentals shall be binding on the Lessee until the Lessee has been furnished with the original transfer or assignment or duly certified copy thereof.

21. If at any time during the term of this lease, or any extension or renewal thereof, Lessor shall be indebted to Lessee on any account whatsoever, Lessee shall have the right to apply any accrued rental upon unpaid indebtedness of Lessor, and Lessor agrees that the amount so applied shall constitute rental payment provided hereunder.

22. It is further agreed and understood that this instrument will not become binding upon the Lessee until it is approved in writing by the signature of an officer or agent of MURPHY CORPORATION.

23. The entire contract between the parties is contained in this instrument, which shall be binding upon and inure to the benefit of the parties, their heirs, personal representatives, successors and assigns, and whenever the word "Lessor" is used herein it shall be construed to include the heirs, successors and assigns of Lessor, and the plural as well as the singular, and the word "Lessee" shall be construed to include the successors and assigns of Lessee.

IN WITNESS WHEREOF the parties hereto have executed this instrument on the day and date above written.

Ona B. Conrad
C. S. Bowen

K. S. Conrad
LESSOR

LESSOR

K. E. Dunklin
Connie Dungan

MURPHY CORPORATION
By: John J. McClure, Jr.
LESSEE

ACKNOWLEDGMENTS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me, C. S. Bowen and made oath that he saw the within named K. S. Conrad sign, seal and as his act and deed, deliver the within instrument, and that he with Ona B. Conrad witnessed the execution thereof.

Sworn to before me, this 31st day of August, A.D., 1963.

My Commission Expires:
At will of Governor of State of S.C.

H. D. Reason
NOTARY PUBLIC

STATE OF ARKANSAS
COUNTY OF UNION

Personally appeared before me, K. E. Dunklin and made oath that he saw the within named John J. McClure, Jr., Vice President of MURPHY CORPORATION, sign, seal as its act and deed deliver the within instrument, and that he with Connie Dungan witnessed the execution thereof.

Sworn to before me, this 18th day of September, A.D., 1963.

My Commission Expires:
Oct 27 1966

Margaret Crumpton
NOTARY PUBLIC