

(4) In the event Lessee exercises the option to purchase contained in Paragraph (3) of said lease, he shall, in addition to paying the purchase price therein stated, pay to Lessors the total cost of the repair of the south wall of said building and one-half of the initial costs of grading and paving said 30-foot driveway.

(5) In the event Lessee exercises said option and purchases said property, Lessors shall thereafter have the first refusal of re-purchasing same from Lessee should the same be placed on the market for sale by Lessee, his heirs or assigns. The consideration for this offer and/or refusal to Lessors shall be based upon any legitimate or firm offer made to Lessee, his heirs or assigns, by any other person.

(6) During the term of said lease, or should Lessee exercise said option to purchase, Lessee, his heirs or assigns, shall be permitted to use said 30-foot driveway for the servicing of the buildings situate on the property covered by said lease as amended by this instrument.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 7th day of January 1961.

	<u>Fred M. McPherson</u> (SEAL)
<u>Janet B. Garrett</u>	<u>Ma Shama H. McPherson</u> (SEAL)
	Lessors
<u>C. Leta Ryle</u>	<u>Randy S. Zahke</u> (SEAL)
	Lessee

(Continued on Next Page)