

end of the two year Lease, the Tenants may exercise said option at any time prior to the termination of this lease by giving thirty (30) days written notice to the Landlord of the tenants' intention to exercise the option at an earlier date. Should the Tenants exercise their option at an earlier date, the lease shall be terminated as of the date the deed is delivered and the transaction closed and the tenants would not be required to make further rental payments under the lease. It is agreed that no credit for rental payments shall be applied against said purchase price. The Tenants agree to pay any and all real estate sales commissions connected with the transaction and in no event shall the Landlord be liable for any real estate sales commissions whatsoever.

11. CONDEMNATION. Should a portion of the demised premises be taken through condemnation or eminent domain proceedings and the Landlord receives monies as a result thereof, it is agreed that should the Tenants agree to exercise their option to purchase as set out above, that the purchase price of \$12,600.00 shall be reduced to the extent of any recovery of any monies recovered by the Landlord through any condemnation or eminent domain proceedings.

In Witness Whereof, the parties hereto have set their hands and seals this the day and year first written above.

In the presence of:

Patricia Young
Richard W. Palmer
 as to Landlord

Carolyn A. Abbott
Brian Bozeman
 as to Tenants

BER REALTY, INC.
 By: [Signature] (SEAL)
 Landlord

James T. Siachos (SEAL)
 James T. Siachos

Maria J. Siachos (SEAL)
 Maria J. Siachos

Tenants



(CONTINUED ON NEXT PAGE)