

II. TO HAVE AND TO HOLD the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this Lease for the term from date to and including the 31st day of December, 1970.

III. Lessee covenants and agrees to pay the sum of Seven Hundred & No/100 (\$700.00) Dollars for the term aforesaid upon delivery of this Lease.

IV. Lessor agrees that Lessee may improve the property at its own expense except that no structural changes shall be made to the property without first obtaining the written consent of the Lessor during the term of this Lease.

V. Both parties agree that the Lessor shall be responsible for no expenses involved during the term of this Lease except the Lessor shall pay the insurance and taxes and any and all other expenses shall be borne by the Lessee.

VI. Lessor hereby grants unto Lessee the following option to purchase the demised premises:

#2  
RAE  
The right and option to purchase the demised premises at any time during the term of this Lease, however, the option to purchase must be accepted by the 31st day of December, 1970, with the payment of Eight Thousand Five Hundred & No/100 (\$8,500.00) Dollars.

In the event that Lessee shall exercise its option to purchase the demised premises, Lessor covenants and agrees, upon payment of the purchase price of Eight Thousand Five Hundred & No/100 (\$8,500.00) Dollars, to convey or assign, or cause to be conveyed or assigned, the demised premises to Lessee, its successors and assigns, in fee simple by a good and marketable title.