

To have and hold the abovedescribed premises with the rights, privileges, easements, and appurtenances thereunto belonging unto the Lessees, their heirs and assigns, with an option to purchase same for the duration of this Agreement.

The parties hereto do mutually agree, covenant, and promise that the following terms and conditions shall govern this Agreement:

1. Term: The term of this Agreement shall commence on July 1, 1982 and end on June 30, 1983.

2. Rental: As part of the consideration hereof, the Lessee agrees and covenants to pay or cause to be paid to the Lessor as rental for said demised premises the monthly sum of Three hundred and fifty (\$350.00) per month, such monthly rental to be due and payable between the first and tenth day of each respective month during the term of this Agreement or, if sooner, until the Lessee has exercised his option to purchase as hereinafter provided.

3. Liability: The Lessee agrees and covenants that he will save and hold the Lessor harmless against any loss or liability whatsoever that may be incurred on or about the demised premises during the term of this Agreement.

4. Property Insurance: The Lessee further agrees and covenants that he shall at all times maintain the premises in good condition, less normal wear and tear, which is expected, and, further, that the lease provisions of this Agreement maintain, at their own expense, a policy of insurance covering his possessions located on the subject premises. The Lessor shall maintain a policy of fire and hazard insurance on the demised premises and the improvements thereon until such time as title to the subject property may be transferred under the terms of this agreement.

5. Use of Premises: The Lessor covenants and agrees that if the Lessee shall pay and otherwise timely perform and do all matters

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