1981, upon the following conditions and upon the final payment of the following liquidated damages:

(i) Cancelling Tenant Edward M. Miller shall pay, beginning July 1, 1982, or upon the execution of this agreement, to Pettigru Therapy Group, the sum of Four Hundred Fifty and no/100 ($450.00) Dollars, payable at the rate of Seventy-Five and no/100 ($75.00) Dollars per month. Except for the initial payment, such payments will be due on the first day of each month;

(ii) Cancelling Tenants James Terry Laws and Charles R. Stewart shall each pay the sum of Four Hundred Fifty and no/100 ($450.00) Dollars to Pettigru Therapy Group upon the execution of this agreement;

(iii) Cancelling Tenant John F. Daniel, Jr. shall enter into a new lease of a certain portion of the premises with Pettigru Therapy Group as Lessor;

(iv) Landlords Luis F. Moreno and Dianne S. Moreno agree to reduce the purchase price of the premises to Pettigru Therapy Group by the sum of One Thousand Three Hundred Fifty and no/100 ($1,350.00) Dollars, such that the new sale price is reduced from Seventy Thousand and no/100 ($70,000.00) Dollars to Sixty Eight Thousand Six Hundred Fifty and no/100 ($68,650.00) Dollars.

Landlords Luis F. Moreno and Dianne S. Moreno and Cancelling Tenants, James Terry Laws, John F. Daniel, Jr., Charles R. Stewart, and Edward M. Miller hereby assign all right, title and interest under the lease agreement of June 29, 1981, and upon the execution of this agreement, do hereby make said assignment unto Pettigru Therapy Group.

Pettigru Therapy Group hereby suspends the payment of all rent under the lease of June 29, 1981, pending the payment of the liquidated damages described above.

All the parties to this agreement agree that the lease agreement of June 29, 1981, will be cancelled upon the final payment of the liquidated damages described above. Until such cancellation, and in the event the liquidated damages are not paid as described above, the parties to the lease will remain jointly and severally liable.