

exercise of this option to purchase, Lessors agree to apply to the sales price all amounts paid by the Lessees to the Lessors during the time of this Lease with the exception of the aforestated \$400.00 per month of which is to be applied as rent. Lessees shall give to Lessors thirty (30) days notice of Lessees' intentions to exercise said option to purchase and Lessors agree to grant to Lessees an additional thirty (30) day period after the expiration of this lease agreement so that Lessees can consummate and close the mortgage financing necessary for this purchase.

4. During the term of this lease, Lessees shall be responsible for any repairs and maintenance, with the exception of any roof repairs. Lessees also agree to maintain the yard in a presentable condition.

5. Lessors agree to give Lessees possession of the subject property as of July 5, 1982 at which time Lessees shall assume all responsibility for payment of utilities. Lessees agree, however, that they will not occupy the property as a residence until August 1, 1982.

6. Lessors shall pay all property taxes and fire insurance premiums during the term of this lease with the exception that Lessees shall be required to provide their own contents coverage policy.

7. In the event that Lessees should exercise their option to purchase as stated hereinabove, and upon Lessees paying the balance due on the purchase price in full, Lessors shall deliver to Lessees a general warranty, fee simple deed with documentary stamps affixed thereto, conveying the subject property to the Lessees free and clear of liens and encumbrances, with the exception of any recorded easements, restrictions or zoning ordinances.

8. This lease agreement with option to purchase shall enure to the benefit of and be binding upon the parties hereto, their heirs, assigns, executors and administrators.

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