

title and interest in and to the proceeds of any such insurance during the term of this Agreement.

(9) Holliday agree to maintain the property in good repair and in condition at least equal to the condition of the property on the date hereof, reasonable wear and tear excepted. Holliday shall also be responsible for any repairs to the property during the term hereof.

(10) Holliday and Peppers mutually agree that during the term of this Agreement neither will create any lien against the property without the express consent of the other party and that each will hold the other harmless from any lien or charge against the property resulting from their actions or the claims of third parties against either of the parties hereto.

(11) In consideration of the sum of One Thousand and No/100 Dollars (\$1,000.00), paid hereunder by Holliday to Peppers, Peppers agrees and does hereby grant unto Holliday the exclusive option to purchase the property at any time during the term of this Agreement for the sum of Seventy Thousand and No/100 (\$70,000.00) Dollars. As evidence of his agreement with respect to the option to purchase, Peppers has this date executed and deposited into escrow under separate escrow account his deed to the property together with the cost of the documentary stamps required to be affixed thereto. Holliday may exercise the option to purchase herein granted at any time during the term of this Lease by written notice to Peppers.

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