

right to eject the Lessees and cancel the lease but the cancellation of said lease would not erase the liability of the Lessees to the Lessors for the entire sum of said rental amount due for the term.

The Lessors do hereby grant, give and convey unto the Lessees the right and option to purchase the said building on the following terms and conditions:

a. That the Lessees shall pay unto the Lessors the sum of Four Thousand Five Hundred and no/100(\$4,500.00)Dollars cash and will assume and agree to pay the balance due on the second mortgage executed by the Lessors unto Margaret S. Boggess in the sum of Eight Thousand and no/100(\$8,000.00)Dollars, due and payable Fifty and no/100(\$50.00)Dollars per month beginning in February of 1957 with a balloon and final payment in full five (5) years thereafter at the interest rate of six (6%) per cent to be applied first to interest and balance to principal.

b. That the said Lessees shall assume and agree to pay one-half of the total indebtedness now outstanding and due on the mortgage to Liberty Life Insurance Company in the original sum of Twenty Thousand and no/100(\$20,000.00)Dollars as will appear by reference to Mortgage Book 636 at Page 441.

c. That the Lessees herein shall pay for all costs of the preparation of papers, revenue stamps and recording of all deeds and instruments between the parties hereto and the deed from Margaret S. Boggess to Younts and Spence and for the mortgage of Younts and Spence to Margaret S. Boggess and the note in connection therewith.

d. It is understood and agreed that the said Lessees, when purchasing, shall have the complete and absolute use of the reception room and three offices on the western side of said above described premises, together with the entrances and exits as set forth above together with the right to use equally with the Lessors the front parking space and the rear parking space and shall further have the right to use appropriate signs of advertisement on their side of the building, which being the western side. The Lessees shall further