

1. The Lessee agrees to pay a consideration of One Hundred and Fifty (\$150.00) Dollars to the Lessor per month for a period of not less than three (3) months commencing June 1, 1968; the use anticipated beyond this term shall be prorated.
2. The first payment on this Lease shall be on or about May 10, 1968. The Lessee shall have the privilege of use of the property for the purpose of putting it in operative use.
3. The parties agree that the premises is leased "as is".
4. At the signing of this Lease Agreement, it is mutually understood that the major Repair or adjustment to make the premises fully operative as to the Lessor, shall only be as to the Chlorinator. The Coleman Pool Equipment, Incorporated has quoted a price of Four Hundred Sixty Eight Dollars (\$468.00) for a fifty (50) pound Capacity Chlorinator in a letter dated May 9, 1968, to which the Lessor has agreed to pay Fifty Percent (50%).
5. For the same consideration the Lessor agrees to and hereby grants the Lessee the option to Purchase the Premises, herein-described, for a total consideration of Ten Thousand (\$10,000.00) Dollars. It is further agreed that the term of this Option to Purchase shall extend from the date of this Agreement to December 1, 1968.
6. The Lessor agrees to a credit of Fifty Percent (50%) of the cost of the Chlorinator against the Purchase Price if the option is exercised. <sup>6A.</sup> Also that all sums paid on this lease rental shall be applied to purchase price if the option to purchase is exercised.
7. The Lessee agrees to obtain and pay for at the Lessee's expense such Insurance as shall be required to make the Lessor harmless during the operation of this facility, and that the same shall be enforce before this facility is made available for use privately or publicly.
8. This Agreement and Option shall be binding on the Lessee and the Lessor, their heirs, administrators, executors, successors and assigns.

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