

(3) In consideration for said premises, the Second Party agrees to pay to the First Party as rent therefor the sum of Forty Two Thousand (\$42,000.00) Dollars, payable at the rate of Three Hundred Fifty Dollars (\$350.00) per month in advance beginning on the first day of March, 1961. Payment for the month of March in the sum of Three Hundred Fifty Dollars (\$350.00) is hereby acknowledged by the First Party, pursuant to original option between the parties in which it was agreed that the Three Hundred Fifty Dollars (\$350.00) paid for the option would be applied toward the payment on the lease in the event the said option to lease and purchase was exercised.

In the event there be any default in the payment of the rental referred to above or any breach by Second party of any of the other covenants on the part of the Second Party herein contained, and such default or breach shall continue after thirty (30) days written notice thereof by the First Party to the Second Party, or its accounts, stocks or other properties should be seized under attachment, execution or other process but not vacated or the subject property released within fifteen (15) days after written notice demanding the same by First Party to Second Party, then and in any such event, it shall become lawful for the First Party to reenter into and upon the said premises, and thereupon the entire remaining unpaid balance of the rent shall

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