

whole or any part of the demised premises without the written consent of the owner, to permit the owner or his agent, at all reasonable times to enter upon the premises and to examine the condition thereof, and to make necessary repairs, and to yield up the demised premises at the termination of the tenancy, and to keep the grounds and yard trimmed and neat in keeping with the neighborhood, to make all minor repairs, to keep the house, fixtures and equipment in good order, to maintain heating, plumbing and electrical fixtures, including all bursted water pipes, and to pay all utility bills for service or otherwise.

4) The Lessors covenants that the Lessee shall peaceably hold and occupy the demised premises during the term of this Lease without any interruption by the Lessors or any person rightfully claiming under him so long as he is not in default under the terms hereof. That he will assume responsibility for major repairs to the premises, such as severe damage to the roof, furnace or other such items.

5) It is further understood and agreed that in the event the house upon the premises or any part thereof shall be damaged by fire or other unavoidable casualties, so that the same shall be rendered unfit for occupancy, the rent hereby reserved or a just portional part thereof according to the nature and extent of the damage sustained shall be abated until the premises shall have been duly repaired and restored by the Lessors, or in case the house shall be substantially destroyed, then at the election of the Lessors, the estate hereby created, may thereupon be terminated. It is further agreed that in the event of a fire or casualty or loss, the Lessors shall not in any way be held responsible for the Lessee's personal property.

The parties hereto further agree that any time up and until ninety (90) days prior to the expiration of this Lease Agreement, the Lessee shall have the option to purchase the premises and all the improvements thereon, provided he is not in default under any of the terms of this agreement, for the sum of Twenty Two Thousand Five Hundred and No/100 (\$22,500.00) Dollars; provided, however, the Lessee shall give the Lessors prior to the option's expiration, written notice of his intention to exercise this option, and in the event said option is exercised, the Lessors agree to credit toward a reduction