

3. Optionor shall convey to Optionee a fee simple title to the real estate above described by general warranty deed, properly stamped, with dower properly renounced.

4. Upon exercise of the option granted hereunder, Optionee shall have a reasonable time after notice of such exercise to examine, perfect and insure the title to said real estate and Optionee's obligation to accept a conveyance thereto and to pay the consideration therefor shall be conditioned upon Optionor's ability to convey a fee simple title to the premises, free and clear of all liens and encumbrances.

5. If this option is not exercised, except for the provisions of paragraph 4, all deposits shall be forfeited.

This option shall be assignable and the provisions hereof shall be binding upon and inure to the benefit of the Optionor and Optionee and their respective heirs, executors and administrators.

WITNESS the hand and seal of the Optionor this 27th day of January, 1967.

IN THE PRESENCE OF:

Sylvia H. Thon

Robert H. Daniel, Jr. (LS)

Roger van Herenwege

(Continued on next page)