

"Tenant" shall have and is hereby granted one (1) five (5) year option to renew and extend this Lease on the same terms and conditions as the original Lease so that if the one is exercised the full term of this as renewed and extended shall be ten (10) years, except that the option to purchase shall extend during the first five years only. (See option to purchase in the "Lease Agreement").

FIXED RENT

The fixed rent hereunder shall be Three Hundred Dollars (\$300.00) per month, payable five (5) months in advance beginning with June 1, 1972 in the amount of Fifteen Hundred Dollars (\$1500.00), then beginning November 1, 1972, at the rate of \$300.00 monthly payable in advance, as long as the Lease is in effect. The rent is payable to Mrs. Maudeline M. Long, "Landlord." It is understood by both parties, "Landlord" and "Tenant," that none of the rent is to apply against the purchase price if "Tenant" exercises the option to purchase this property. Fred Rumler, Realtor, shall receive 10% of the Lease rent, payable to him by Mrs. Maudeline M. Long, "Landlord," each time rent is paid to her. If the option is exercised to purchase this property, Rumler, Realtor, would receive the regular Real Estate Commission being 6% of the final sales price agreed upon; this being paid by the Seller, "Landlord" at the time of closing.

OPTION TO PURCHASE

The "Landlord" does hereby grant to the "Tenant" an Option to purchase said property anytime during the first five years only of this Lease Agreement. The Sale Price being Forty-Five Thousand and No/100 Dollars (\$45,000.00), the option to purchase this property is null and void if not exercised during the first five years of the Lease Agreement. If the "Tenant" wishes to purchase this property during the first five years of this Lease

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