

perty free of any liens.

(3) In the event that any building on said property shall be totally or partially destroyed by fire or other casualty, the Lessors shall have the option of either cancelling this Lease and Contract, or rebuilding and restoring the premises for occupancy, and in the event of restoration a proportionate part of the rental shall be abated while not occupied until such time as the property is restored.

(4) The Lessors shall pay all insurance premiums and County taxes on said property until FEBRUARY 1, 1978, and the Lessees shall furnish all electricity, gas, heat, water and other utilities necessary for the premises.

(5) In the event that one (1) month's rent shall at any time be in arrears and unpaid, the Lessors shall have the right or option to terminate this Lease, and it shall be lawful for the Lessors to re-enter and forthwith repossess the leased premises, and in the event the Lessees fail to comply with the terms of this Lease or shall abandon the premises, the Lessors shall have the right to terminate this Lease and take possession of the premises.

(6) It is further agreed in consideration of this Lease and the premises that the Lessors hereby sell to the Lessees, and the Lessees agree to buy the same, the aforesaid premises for the sum of FIFTY-FOUR THOUSAND FIVE HUNDRED (\$54,500.00) DOLLARS less an allowance of NINE HUNDRED EIGHTY-SIX AND 25/100THS (\$986.25) DOLLARS given to the Lessees for the faithful performance of this Lease, and the Lessors further agree to execute and deliver a good and sufficient warranty deed to said premises on FEBRUARY 1, 1978, upon the payment of said FIFTY-THREE THOUSAND FIVE HUNDRED THIRTEEN AND 75/100THS (\$53,513.75) DOLLARS by the Lessees in the following manner:

On FEBRUARY 1, 1978, the Lessees shall pay up to TEN THOUSAND