

receiver is appointed for the assets of Lessee, the Lessor, may at his option declare this lease terminated and take immediate possession of the premises.

SIXTH: Lessee covenants and agrees that at the expiration of this lease, she will deliver up said premises in as good condition as they shall be at the beginning of the term, reasonable wear and tear and loss by casualty excepted.

SEVENTH: Lessor covenants and agrees that Lessee, on paying the said monthly rental and performing the said covenants on her part, shall and may peaceably and quietly have, hold and enjoy the demised premises during the term aforesaid.

EIGHTH: It is expressly covenanted and agreed between the parties that Lessee, at any time during the term of this lease, shall have the option to purchase the demised premises at the purchase price of Eleven Thousand and No 100 Dollars (\$11,000.00) less the costs of any improvements or repairs made by Lessee to the demised premises during the term of this lease and prior to the exercise of said option. Lessee shall exercise said option by giving written notice during the term of this lease to Lessor and the purchase price shall be paid within thirty (30) days after the date of such notice. Upon payment of the purchase price, Lessor covenants and agrees that he will deliver to Lessee a fee simple warranty deed, conveying legal title to said premises to Lessee free and clear of all liens and encumbrances.

NINTH: This agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, the respective parties have executed * as instru- ment on the day and year first above mentioned.

[Signature]
[Signature]
As to Lessor

[Signature]

[Signature]
[Signature]
As to Lessee

[Signature]