

Federal Savings and Loan Association shall be prorated, and the Lessee shall have the legal responsibility of making all future payments to First Federal.

3. The Lessor hereby grants to the Lessees an option to purchase the subject property at any time during the term of this lease, said sales price to be the unpaid balance on the aforementioned original amount of Twenty-two Thousand Three Hundred Five and 09/100 (\$22,305.09) Dollars, and the assumption balance due on the First Federal loan as of the date of the exercise of the option to purchase. Upon the exercise of this option to purchase, the Lessor shall deliver to the Lessees a general warranty fee simple deed conveying the subject property free and clear of liens and encumbrances with the exception of recorded restrictions and easements and with the execution of the aforementioned First Federal mortgage.

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4. During the term of this lease, the Lessees shall be responsible for all property taxes, fire insurance, hazard insurance, and for the maintenance and upkeep of subject property. The property taxes for the year of 1980 will be prorated between the Lessor and the Lessees, and the Lessees will be responsible for making future property taxes payments during the term of the lease.

5. In the event that the Lessees should be in default concerning either the First Federal mortgage payments or the payments due to the Lessor, as stated hereinabove, the Lessor shall have the right to declare this lease null and void and apply all payments made prior to the breach as liquidated damages for breach of lease agreement.

6. The Lessor agrees that the Lessees shall have the right to prepay any or all of the Twenty-two Thousand Three Hundred Five and 09/100 (\$22,305.09) Dollars at any time before maturity without prepayment penalty.

7. This agreement shall inure to the benefit of and be binding upon the parties hereto, their heirs, assigns, executors, and administrators.

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