

Lessees' tenancy and to hold the Lessor harmless from same.

(6) The Lessees agree that it may be necessary from time to time for the Lessor to enter the leasehold property to make repairs to or to inspect said leasehold and that the said Lessees will do all things necessary to allow the Lessor access to the leasehold property. Further, the Lessees herein expressly waive any requirement that the Lessor provide them notice of any sort concerning entry into the leasehold property.

(7) The Lessees agree to maintain the leasehold property in good order and to return said property to the Lessor at the conclusion of the tenancy in at least as good a condition as said property is now in, with the exception of normal wear and depreciation.

(8) The parties herein agree that time is of the essence and that all rent payments are due and payable as of the first day of the month. Further, that should the Lessees fail to make any rent payment on time or fail to keep any of the terms and conditions contained in this lease with option, the Lessor at his sole option may declare the entire agreement terminated and may be discharged from any duty to perform further.

(9) The Lessor hereby grants to the Lessees an option to purchase the subject property for a total sales price of One Hundred Twenty-seven Thousand (\$127,000.00) Dollars, payable at the time of exercise of this option. The Lessees shall pay to the Lessor the non-refundable sum of Five Thousand (\$5,000.00) Dollars as consideration for the Lessor's granting of this option, which Five Thousand (\$5,000.00) Dollars shall be applied toward the aforementioned total sales price in the event of the exercise of the said option. The parties herein agree that this option is specifically conditioned upon the Lessees faithfully carrying out the terms of the option and lease contained herein. Should the Lessees fail to timely comply with any of the terms and conditions herein contained, the parties agree that at the sole option of the Lessor the Lessor may terminate this agreement in toto and may retain all sums paid to him by way of rent and option consideration, without obligation to perform further under this lease with option.

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