

property during the term of this agreement.

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Lessee agrees to maintain the premises in good condition less normal wear and tear which is excepted and agrees to maintain sufficient fire and other hazard insurance covering said premises and the improvements thereon.

Lessee agrees to allow the Lessor to leave various material of the Lessor already located on the within described property for the duration of the two year lease only.

As part of the consideration of this lease agreement, Lessor does hereby grant, bargain, transfer and sell unto the Lessee an option to purchase the above described realty for the total sum of Thirty-Five Thousand (\$35,000.00) Dollars. This option may be exercised by the Lessee at any time within the duration of the term of this lease. In the event the Lessee desires to exercise such option, he agrees to give the Lessor thirty days written notice of his desire to so exercise said option. In the event the Lessee desires to exercise such option to purchase as above said, the Lessor hereby covenants and agrees to credit and apply one-half of all rent payments paid under this lease agreement by the Lessee against said purchase price of Thirty-Five Thousand (\$35,000.00) Dollars and the Lessee will contribute or pay the difference remaining to the Lessor at the date of closing the purchase.

Lessor does hereby bind himself, his heirs, administrators, executors and assigns to convey a good warranty deed to property above described in fee simple to the said Lessee upon payment of the consideration as outlined herein.

Lessor agrees that Lessee has the right to terminate at will said lease and option agreement at any time prior to the natural expiration of said agreement upon thirty days written notice, but that all monies paid by the Lessee to the Lessor as rent under this agreement shall be forfeited by the Lessee and kept by the Lessor as liquidated damages for such early termination.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this the 9 day of June, 1981.