

the Lessor thirty (30) days written notice of their desire to exercise the option. In the event the Lessees exercise said option, the Lessor hereby agrees and covenants to credit and apply one-half (1/2) of all rent payments paid by the Lessees under this Agreement and the aforementioned Lease Agreement with Option to Purchase dated June 9, 1981 against said purchase price of Thirty-Five Thousand Dollars (\$35,000.00), and the Lessees will pay or cause to be paid to the Lessor the balance of the purchase price of Thirty-Five Thousand Dollars (\$35,000.00) at the date of closing.

BOOK 1161 PAGE 636

1981
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In the event that a major portion of the premises herein leased shall be taken or damaged by condemnation or eminent domain proceedings instituted by any lawful authority so as to impair the rights of the Lessees substantially, then the Lessees may, at their option, terminate this Agreement upon the date of actual entry or damage to the premises by such authority. In the event that compensation for any taking or damage is paid to the Lessor, then the purchase price of Thirty-Five Thousand Dollars (\$35,000.00) under the abovedescribed option shall be reduced by the amount of such compensation.

Lessor does hereby bind himself, his heirs, administrators, executors and assigns to convey a good and marketable general warranty deed to the abovedescribed property in fee simple absolute, free of liens or other encumbrances, to the Lessees upon payment of said purchase price as outlined hereinabove.

Lessor agrees that the Lessees have the right to terminate this Agreement at any time prior to the natural expiration of the term upon giving the Lessor thirty (30) days written notice, but it is further agreed by the parties that in such an event all monies paid by the Lessees to the Lessor as rent under this Agreement shall be forfeited by the Lessees and kept by the Lessor as liquidated damages for such early termination.

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