

lines of lots now or formerly owned by Mauldin, Drace and DeMulder, and along line of said lot No. 8ox, to point of beginning on said Highway."

IT IS AGREED, That the lessees have paid to the lessor the sum of \$115.00 upon the execution of this agreement (the receipt of such payment being hereby acknowledged by the lessor) and the lessees further contract to pay to the lessor the sum of \$60.00 per month beginning January 1, 1949, and continuing on the first day of each month thereafter for the full term of this lease.

IT IS FURTHER AGREED, That during the period of this lease, the lessor shall and will pay all taxes against said property as such taxes become due, provided, however, that if the tax assessment shall be raised from the present valuation or if paving assessments or other special levies or liens shall be placed against the said property, then the lessees hereby agree to pay the increase in taxes occasioned by such extra or special levies or assessments. Any such taxes paid by the lessees under this provision shall not be regarded as payments on the purchase price if the lessees exercise the option to purchase as herein provided.

IT IS FURTHER AGREED, That the lessees shall have the exclusive right at their option to purchase the said premises at any time during the term of this contract for the sum of \$2,300.00. The lessees shall be entitled to have credited upon the purchase price all rental payments made to the lessor under this contract and upon payment of a balance sufficient to make up the said purchase price of \$2,300.00 the lessor contracts to execute and deliver to the lessees a good warranty deed conveying the premises in fee simple free and clear of all liens or encumbrances. The taxes for the current year shall be pro rated between the parties as of the date the title is transferred. It is expressly understood that the provisions of this clause are conditioned upon the faithful performance by the lessees of all the agreements herein contained and and the payment to the lessor of the monthly rent herein provided.