

19. NO ABATEMENT OF RENT: In the event any portion of the property at the time not covered by a building shall be appropriated or voluntarily devoted to the widening of North Street, it is expressly agreed by the Lessee that there shall be no abatement of rental nor any abatement of the amount of the option price hereinafter stipulated on account of such appropriation or voluntary dedication of any part of said premises for street purposes, and that any compensation which may be awarded on account of such appropriation shall belong to the Lessor.

20. OPTION TO PURCHASE: In connection with the grant hereby made for such term of 99 years, the Lessor further gives and grants to the Lessee upon the express condition, however, that there shall be no existing default on the part of the Lessee in any of the Lessee's obligations under the lease, the right and option to purchase the premises hereinabove described, at any time after July 12, 1965, and prior to July 12, 1970, at and for the sum of Thirty-Five Thousand (\$35,000.00) Dollars. It is expressly made a condition of the aforesaid option or privilege to purchase that in case the Lessee shall elect to exercise said option the Lessee shall serve written notice of such election upon the Lessor at least Six (6) months prior to the date on which the Lessee elects to complete such purchase of said premises, and upon giving said notice, shall deposit with the Lessor the sum of Thirty-Five Hundred (\$3500.00) Dollars to cover the expense of completing said purchase, all of which expense shall be borne by the Lessee except such expenses necessary to perfect title. Such notice and deposit and completion of the purchase by payment in full of the purchase price within the period stipulated are hereby agreed to be of the essence of the contract.

21. INDEMNITY AGAINST LOSS OR DAMAGE: The Lessee, in excavating for and constructing any building or improvements on said leased