

general public to the exits, entrances and appurtenant passageways, unto the Lessee, his heirs, successors and assigns for and during the term of one year commencing on the 1st day of October, 1955 and ending at midnight September 30, 1956.

3. The Lessee hereby agrees to pay to the Lessor for and during the aforesaid term of one year a rental of Seven Hundred Eighty and no/100 (\$780.00) Dollars payable in twelve (12) equal monthly installments, said installments to be in advance, of Sixty Five and no/100 (\$65.00) Dollars per month for the term of one year.

4. It is agreed by and between the parties hereto that the Lessee shall have the option of renewing or continuing said lease from midnight September 30, 1956 until midnight, September 30, 1957 and the option of renewing and continuing said lease from midnight September 30, 1957 until midnight September 30, 1958, each renewal to be at the same rental as hereinabove set forth pertaining to the first year lease. That in order for the Lessee to exercise these options of one year each at the expiration of this lease and/or renewal thereof the Lessee shall give to the Lessor notice in writing or otherwise, at least 10 days prior to the expiration of this lease and/or the renewal thereof.

5. It is agreed by and between the parties hereto that the Lessee shall have the option, and the Lessor does hereby grant unto the Lessee the same, of purchasing the entire lot and improvements thereon as described in paragraph no. 1 of this lease for the sum of Twelve Thousand and no/100 (\$12,000.00) Dollars, payable in cash, at any time during this lease or any renewal thereof. The Lessor further agrees that in the event the Lessee elects to exercise this option to purchase, the Lessor will allow the sum of Twenty Five and no/100 (\$25.00) Dollars per month as paid by the Lessee as rent under this rental agreement to apply towards purchase price as herein stated and shall be considered as a downpayment by cash by the Lessee to the Lessor in tendering to the Lessor the purchase price of Twelve Thousand and no/100 (\$12,000.00) Dollars.