

have the right to collect and have placed in the building account to be maintained jointly by the Lessors and the Lessees, one half of the rent received from the rental of the rear office on the eastern side designated as the lounge room; it being understood and agreed that the entire rental shall be deposited to the building fund but that one-half shall belong to the Lessees and one-half shall belong to the Lessors.

e. It is further expressly understood and agreed that the Lessees shall pay into the building fund, a joint account to be maintained and set up between the Lessors and the Lessees, in addition to the monthly payments on the Boggess mortgage, one-half of the necessary amount, to be determined, in order that said building fund shall have the necessary monies with which to pay the mortgage payments to Liberty Life Insurance Company, taxes, insurance, and all utility, fuel and light and cleaning charges and expenses of all natures and kind to be used jointly and shared together by the Lessors and Lessees hereinafter, if this option should be exercised, to be known as co-owners.

That once this option is exercised the Lessors shall execute and deliver unto the Lessees a deed to the one-half interest which the Lessors shall have purchased from Margaret S. Boggess in which deed the said Lessees shall assume and agree to pay all the indebtedness in full on time as called for in the mortgage executed by the Lessors to Margaret S. Boggess; the Lessees, James A. Boling and James V. Patterson do hereby expressly agree and do hereby guarantee unto Charles W. Spence, and Melvin K. Younts that they, the Lessees, shall hold harmless the lessors from any and all liability arising from or out of said note executed to said Margaret S. Boggess by the Lessors and secured by the second mortgage on said building; it is further expressly understood and agreed that in the event that said Lessees herein should permit said second note and mortgage to Margaret S. Boggess to become in default or in arrears, then and in that event, the said Charles W. Spence and Melvin K. Younts shall have the right to terminate this lease and