

In sub-paragraphs (A) and (B) one-half of the monthly rentals herein provided in the sum of \$316.67 then and theretofore paid under the terms of this Lease by the Tenant to the Landlord allocable to the acreage then purchased under the above options on a per acreage basis of \$316.67 per month for a total of 38 acres.

- (D) Within 30 days from delivery of written notice from the Tenant above provided, the Landlord upon receipt of the purchase price and in the form herein provided shall execute and deliver to the Tenant a warranty deed in due form of law to the premises to be purchased, conveying a marketable fee simple title thereto, free of all liens and encumbrances.
- (E) Upon execution and delivery from time to time of the deeds above provided, the Tenant shall pay to the Landlord in cash twenty-five (25%) per cent of the purchase price of that quantity of the demised premises then being purchased by the Tenant, and the balance or seventy-five (75%) per cent of said purchase price shall be deferred upon the execution and delivery by the Tenant to the Landlord of said balance on a promissory note in due form of law providing that said balance of seventy-five (75%) per cent shall be paid in annual instalments over a period of three successive years with interest at the rate of six (6%) per cent per annum on the deferred balance from time to time due.

XI.

Except as to the barn as hereinabove provided in Paragraph IX. and in addition to other rights herein conferred with respect to