

premises from the removal of such equipment.

OPTION: As part of the consideration for this lease, Lessor does hereby grant, bargain and extend an option to Lessee to purchase the realty with improvements described hereinabove on the following terms and conditions:

1. This option may be exercised at any time after one (1) year from date hereof provided, however, that thirty (30) days notice in writing is given by the Lessee to the Lessor of the Lessee's intention to exercise this option.
2. The price to be paid for the purchase of said property shall be \$116,000.00 plus an amount equal to five (5%) percent thereof for each year after the first year of this Lease and Option with the understanding that if the option is exercised during a period not at the end of a year, then said five (5%) percent increase shall be prorated over a twelve-month basis. In the event the 5% factor as referenced immediately preceding in this paragraph exceeds the Cost of Living Index as promulgated by the Federal Economic Control Board, then in such event the percentage factor increase of the purchase price as referenced hereinabove shall be increased by the cost of living increase as promulgated by the Federal Economic Control Board rather than the 5% factor referenced hereinabove. Regardless of the Cost of Living Index basis, it is understood by and between the parties that the purchase price shall not be less than \$116,000.00.
3. This option shall extend during the life and term of this Lease and Option.

TIME: All times and notices required herein are to be strictly construed and it is understood by and between the parties hereto that time is of the essence.

BINDING EFFECTS: The covenants and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and their