

to bear interest on the unpaid principal balance at the rate of eight (8%) per cent per annum, to be payable on or before February 28, 1978. The promissor shall have the right and privilege of anticipation, at any time, without penalty, of all or portions of the amounts due thereon.

Upon payment in full of the purchase price for Parcel A, and all accrued interest provided herein, the Optionor shall forthwith provide written confirmation of such payment to Leatherwood, Walker, Todd & Mann, Attorneys at Law, who shall thereupon be authorized to record the deed in escrow to Parcel A; provided, however, it is understood and agreed that the Optionee's obligation for payment of the additional amounts due under the promissory note shall be conditioned upon the Optionee's obtaining a binding commitment through which Optionee may obtain financing acceptable to Optionee for the construction of garden-type multi-family housing and/or development of Parcel A for single-family residential use, with related amenities, in accordance with a development plan to be furnished by Optionee with its application for financing to one or more suitable lenders. If acceptable financing is not obtained on or before the due date of the promissory note, this option shall terminate in its entirety, and (i) the Contract of Sale shall be cancelled of record, (ii) the deed in escrow shall be redelivered to Optionor by Leatherwood, Walker, Todd & Mann, Attorneys at Law, for revocation, and (iii) one-half (1/2) of the cash payment made upon closing of Parcel A shall be refunded to Optionee, with the remaining one-half (1/2) to be retained by the Optionor as liquidated damages.

(5) In the event that Optionee provides notice to the Optionor of its intent to exercise the option as herein provided, subject only to termination of this Option Agreement by reason of Optionee's inability to obtain adequate financing for construction on Parcel A as hereinabove provided in Paragraph (4), Optionee shall have the right, privilege and option to acquire Parcels B, C and D by giving written notice of its intent to exercise the option in the same manner provided for notice of the Optionee's intention to exercise the initial option, such option to be exercisable at the time, at the option price, and on the terms stated below:

(a) Parcel No.	Purchase Price Per Acre	May be Exercised On Or Before
B	\$5,000.00	September 30, 1978
C & D	\$5,625.00	January 31, 1980