

Lessees, the term created hereby may be terminated, <sup>1060</sup> <sup>PAR 882</sup> ~~but~~ <sup>subject</sup> to Paragraph (7) below.

(5) It is further agreed that the refrigerator and custom drapes in the living room, dining room and back left bedroom will be left for use by the Lessees, which may be purchased by them at the end of the two (2) year term, if so desired, for the sum of \$150.00.

(6) If the rent reserved or any part thereunder shall be unpaid for twenty (20) days after becoming payable, whether formally demanded or not, or if any covenant on the Lessees' part shall not be performed, then it shall be lawful for the Lessors to re-enter at any time thereafter upon the premises and this Agreement shall terminate, but without prejudice to the right of action of the Lessors in respect to any breach of the Lessees' covenants herein contained.

(7) Lessors further agree and grant unto the Lessees the right, privilege and option to purchase the premises (a nine-room house located at 26 Fairford Circle, Taylors, South Carolina) owned by the Lessors at the end of the term of this Agreement at a purchase price of \$40,000.00. Such option shall be exercised by the Lessees by written notice to the Lessors not less than sixty (60) days before the end of the Lease period. The total purchase price to be paid to the Lessors by the Lessees in consideration for the conveyance of the premises in the event the option is exercised is the sum of \$40,000.00, of which one-half of the monthly rental hereinabove specified, aggregating the sum of \$3,600.00, will be applied by Lessors as a down payment for the purchase of the premises and the balance of \$36,400.00 to be paid on or before June 1, 1979 at the time of closing by cash or check and from the proceeds of a mortgage loan upon the aforesaid premises. In the event the Lessees elect to exercise their option as hereinabove specified, the Lessors shall deliver to the Lessees a general warranty deed, free and clear of all liens and encumbrances,