

event, it shall be lawful for the Lessors to re-enter into and upon the premises, or any part thereof, in the name of the whole and thereupon this lease shall, at the option of the Lessors, absolutely terminate; it is further covenanted and agreed between the parties hereto that any adjudication that the Lessee is bankrupt or otherwise insolvent, shall be deemed to constitute a breach of this lease, and thereupon, ipso facto, and without entry or other action by Lessors, this lease shall be come terminated and notwithstanding any other provision of this lease, Lessors shall forthwith, upon such termination, be entitled to recover damages for such breach in an amount equal to the amount of the rent for the balance of said lease, less the fair rental value of said premises for the residue of said term.

RIGHT TO REMOVE EQUIPMENT UPON TERMINATION: All movable equipment and trade fixtures which shall be placed on or installed in or about the premises by the Lessee shall remain the property of the Lessee and Lessee shall have the right to remove same at termination of this lease, provided that Lessee shall not be in default hereunder and provided further that Lessee shall repair or reimburse the Lessors for the costs of repairing any and all damages resulting to the demised premises from the removal of such equipment.

OPTION: As guarantee of the performance of the Lessee hereunder and as consideration for the granting of the option hereinafter set forth, Lessee agrees to pay to Lessors the sum of Ten Thousand and No/100 (\$10,000.00) Dollars, which payment is subject to all of the terms and conditions as hereinafter set forth.

For and in consideration of the agreements contained herein and the \$10,000.00 referred to hereinabove, the Lessors do hereby grant and sell to the Lessee the option and privilege for the purchase of the property described in this lease upon the conditions that the Lessee must exercise said option by notifying Lessors in writing not later than one (1) year from the date hereof, and in the event the option is exercised, the sales price of said property is agreed to be Sixty One Thousand Five Hundred and No/100 (\$61,500.00) Dollars, which sum shall be paid as follows:

\$40,000.00 by a note and purchase money mortgage to be executed by the Lessee to the Lessors, which shall be paid in sixty (60) monthly installments, each, of \$811.06, commencing on or before the 1st day of July, 1979, and on the 1st day of each and every month thereafter until paid in full, all payments to be applied first to interest at the rate of 8% per annum, and the balance to be paid to principal. The balance of the purchase price shall be payable in cash at time of closing and any and all remaining balance of the \$10,000.00, referenced hereinabove, shall be applied to the purchase price and credited to such cash payment. In the event this option is not exercised, then any such balance of the \$10,000.00 referenced hereinabove shall be forfeited

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