

August 1, 1978, to re-roof said house with a roof of twenty (20) year endurance, all said roofing to be performed in a workmanlike manner and in accordance with the standards of the area;

- (f) That Lessee will maintain the grounds, household and swimming pool in a manner in which he finds them;
- (g) That the house will be used only for residential purposes and will be used only for single family dwelling;
- (h) That Lessee will hold Lessor harmless for any accidental or intentional acts on the part of Lessee or his invitees or trespassers which shall give rise to any form of liability either criminal or civil;
- (i) Insurance on the household furnishings will be solely the responsibility of the Lessee;
- (j) That should the Lessee vacate the premises before the expiration of the Lease, he agrees and commits himself by his signature below to pay the remainder of the Lease price;
- (k) To permit the Lessor and his agents at all reasonable times to enter upon the premises to examine the condition thereof and make the necessary repairs; and
- (l) That this Lease is non-assignable, and the premises may be sublet only with the written consent of Lessor.

III

Lessor covenants and agrees as follows:

- (a) That the Lessee shall reasonably hold and enjoy the premises during the said term without any interruption by the Lessor or any person rightfully claiming under him;
- (b) That the Lessee shall have at the expiration of this Lease, that is, August 1, 1979, a thirty (30) day option in which he may purchase the premises under the following terms and conditions: the option price shall be Fifty-two Thousand Dollars (\$52,000.00) to be paid by August 31, 1979, \$45,000.00 of which shall be paid at closing, and \$7,000.00 of which shall be held by Lessor in the form of a Note and Second Mortgage payable at the rate of eight per cent (8%) per annum for a period of sixty (60) monthly payments of One Hundred Forty-one and 94/100ths Dollars (\$141.94) each, provided that if Lessee elects to exercise this option, written notice will be given to Lessor by August 1, 1979.

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