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ARTICLE XIV
OPTIONS TO PURCHASE

The Lessee shall have the option to purchase the leased premises from the Lessor for Sixty-Five Thousand Dollars (\$65,000.00). This option shall be for a six-month's period, beginning from the date of this Lease and shall be terminated on the termination date of this Lease if this Lease is terminated before the end of the option. Lessor shall transfer title by warranty deed and bill of sale, within ninety (90) days after receipt of written notice of intent to exercise option. Upon exercise of the option, the Lessee shall deposit with the Lessor a binder of \$6,500.00 which shall be applied to the purchase price. This option and purchase price shall also include an additional ten (10') feet wide parcel of land adjoining the leased premises and running parallel thereto Southwest from Mountain Creek Road to Reservior Road midway between the duplex and the Yankee Dipper building.

ARTICLE XV
REPRESENTATIONS

Neither Lessor nor Lessee has made any representations or promises, except as contained herein, or in some further writing signed by the parties making such representation or promise. Lessor represents and warrants that the building and all equipment being leased hereunder will be in good repair and operable to carry on a restaurant business on the date the Lease commences.

ARTICLE XVI
MISCELLANEOUS PROVISIONS

The provisions of this Lease shall apply to, and inure to the Lessor and Lessee, and their respective successors, heirs, legal representatives, executors, administrators and assigns.

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