

or corporation, his, their or its heirs, executors, administrators, successors and assigns, as may be directed by the Optionee, a general warranty deed, properly stamped and with rights of dower duly renounced, conveying the fee simple title to the within described real estate, free and clear of all liens, encumbrances, right or rights of dower or equity of redemption, and any other defect whatsoever, except taxes for the current year shall be prorated as of the date of the payment of the purchase price, except that if this option is exercised on or after January 1, 1955, the Optionee shall be responsible for the payment of taxes for the entire year of 1955.

Upon the exercise of this option, the Optionee shall have a period of thirty (30) days from the date of such exercise to examine the title to the above described premises, and in the event that any defect appears in said title, the Optionors agree, at the option and on the demand of the Optionee, to immediately take at their own expense the necessary legal action to clear the same of such defect or defects. Should an examination of the title to the above described property reveal a defect in title which shall render the title to said property unmarketable, this agreement may be cancelled by the Optionee and all deposits refunded even though the Optionee may have previously exercised the same.

Subject to the foregoing provisions regarding defects of title, the Optionee within thirty (30) days after the exercise of this option, and upon delivery to him of a deed conveying the within described premises as herein provided, shall pay to the Optionors the balance of the purchase price for said premises.

The Optionors agree to surrender possession of said real estate to the Optionee, his heirs or assigns, upon delivery of the deed as aforesaid.

The Optionee, his heirs, assigns, or representatives, shall from and after the date hereof have the privilege of entering