

3. Lessee shall cause to be constructed a brick rolox along the driveway of the premises.

It is understood and agreed that should the Lessee fail to exercise the option to purchase hereinabove provided, then at the termination of the lease period, the Lessors will pay to the Lessee an amount equivalent to one-half (1/2) of the cost of the aforesaid improvements; provided, however, that it is further understood and agreed that the Lessors' liability for the airconditioning installation is not^{to} exceed \$700.00, based on a total cost of \$1,400.00.

TERMINATION

Should Lessee become more than thirty (30) days in arrears in payment of rent, or should he fail to perform any other conditions of this lease, then the Lessors may declare the lease terminated and expel the Lessee therefrom without prejudice to other remedies. Should the Lessee fail to construct the improvements hereinabove required by August 1, 1967 then the Lessors may declare the lease terminated and expel the Lessee, retaining all payments of rent as liquidated damages. Lessors shall have the right to come upon the premises at reasonable times for the purpose of inspecting the same.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals and to the faithful performance hereof do hereby bind themselves, their heirs, administrators and assigns this the day and year first above written.

IN THE PRESENCE OF:

[Signature]
Margaret V. Sloan

Henry W. Goldsberry
Henry W. Goldsberry
Vera M. Goldsberry
Vera W. Goldsberry

LESSORS

Carl Bernstein
Carl Bernstein

LESSEE

(Continued on next page)