

The Lessee may make minor alterations or additions upon the premises, but shall make no major alterations or additions without the written approval of the Lessor.

Any and all light fixtures, carpet and alterations installed or made by Lessee shall be and become a part of the leased premises, shall inure to the benefit of the Lessor, and shall not be removed by the Lessee upon the final expiration of the lease period, or any extension thereof.

The Lessor or his agents may, at reasonable times, enter upon said premises to examine the condition of the same.

If said building and premises, or any part thereof, shall, at any time, be destroyed or damaged by fire or other unavoidable casualty so that same shall be unfit for occupancy or use, then the rent hereby reserved, or a fair and just proportion thereof, according to the nature and extent of damage sustained, shall be suspended and cease to be payable until said premises shall be rebuilt or made fit for occupancy and use by the Lessor; provided that if the repairs are not completed within ninety (90) days, Lessee may terminate the lease as of the date of the damage.

(5) Lessor does hereby grant to Lessee, its successors and assigns, the option to purchase the real estate hereinabove described for a price of Sixty-six Thousand Dollars (\$66,000.00), payable in cash, which option shall continue during the period of this Lease so long as Lessee is in compliance with the terms of said Lease. This option shall be exercisable at any time before its expiration, by Lessee giving written notice to Lessor, whereupon Lessee shall have twenty (20) days within which to consummate the transaction.

Lessor agrees, upon payment of the purchase price, to convey to Lessee a fee simple, unencumbered, marketable title to said property, with taxes and rents to be pro-rated as of the date of closing.

(6) Should Lessee fail to pay any monthly rental or violate any other terms and conditions of this Lease for a

687
-
-
0.

4328 RV-2