

all things incidental to the development and sale of real estate; provided, however, that the Optionor shall be compensated for the reasonable value of any growing and unharvested crops that may be destroyed in the development of the property; and provided further that the Optionor may continue to farm or pasture all or any portion of the said land until such time as the Optionee may exercise his option thereto or take possession under the terms hereof.

In consideration of the payment aforesaid and of the advantages accruing to the Optionor under the terms hereof, the Optionor does hereby grant, bargain and sell unto the Optionee the right and privilege of tapping the six-inch water main now installed in Duncan's Chapel Road adjoining this property and owned by the Optionor. It is understood that Optionee may make as many taps as necessary for the development of this property, and that said taps shall be granted free of charge. However, it is further understood that these taps are granted for the purpose of permitting the development of the property which is the subject of this option, and that the Optionee shall have no right to extend the water lines coming from any taps granted hereunder to any other property; provided that after the exercise of this option as to all of the property herein described this latter condition shall become null and void.

B. H. H.
R. S. H.

When the Optionee has taken possession of any portion of the said land, and has caused the streets to be graded, lots to be surveyed and staked, and water mains installed, he shall then have the right and privilege of exercising this option as to such improved portion by giving written notice to the Optionor of his desire to do so. Upon the giving of such written notice, the said Optionee shall forthwith become obligated to pay the Optionor for the said land at the rate of \$1,500.00 per acre upon the following terms, to-wit: Ten (10%) per cent of the purchase price of said portion on or before one (1) year after the date of the exercise of said option, and ten (10%) per cent thereof each successive year after said date for a period of four (4)

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