

(11) It is further agreed that as a part of the consideration of this lease, the First Party grants unto the Second Party an exclusive, continuing, irrevocable option to purchase the above property together with all improvements thereon at the end of the above mentioned ten (10) year lease for a total consideration of Six Thousand Dollars (\$6,000.00).

(12) It is further agreed at the conclusion of the above mentioned ten (10) year lease, and upon notification and payment of Six Thousand Dollars (\$6,000.00), referred to in Paragraph 11 hereof, by the Second Party to the First Party that the First Party will convey a fee simple title to the above described property by a general warranty deed, free and clear of all liens and encumbrances except those which might be placed on the property by the Second Party with the written consent of the First Party.

(13) The First Party covenants and warrants that they are lawfully seized of the entire premises hereby demised and have good, fee simple title thereto, free and clear of all contracts, leases, restrictions, violations, liens and encumbrances of every nature whatsoever with the exception of the within lease and option to purchase. The First Party further covenants that they will not mortgage or encumber in any manner whatsoever the within property during the term of this agreement, except by the express written direction of the Second Party.

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