

or expense that may be incurred by reason of accident, neglect or misadventures to persons or property arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

The Lessee covenants that no use which is unlawful shall be permitted on said premises and that the same shall be used for residential purposes.

IT IS FURTHER UNDERSTOOD AND AGREED that should any installment of rent be past due and unpaid for a period of ten (10) days, or should the Lessee fail to perform any of the other terms of this Lease, then and in that event the Lessor may, at his option, after giving fifteen (15) days written notice, either:

- (1) Declare the full rental price for the entire term due and payable and re-rent the same, deducting the rent collected from said venture from the amount due and owing by this Lessee;
- (2) To terminate said lease, enter and take possession free of any claims or rights of the Lessee, his heirs or assigns, yet retaining the right to recover any unpaid amounts due at said time by the Lessee unto the Lessor.

The failure of the lessee or the Lessors to take advantage of any default of the terms herein shall not be considered a waiver thereof.

This lease merges all agreements between the parties and shall not be modified except by a written instrument signed by the parties hereto.

The Lessors do hereby grant and give an option to the Lessee to purchase the within described premises for the sum of Twelve Thousand One Hundred Fifty-Six and 86/100 (\$12,156.86) Dollars anytime during this lease agreement. The lessors shall credit to the Lessee, on said purchase price, that amount which the principal is reduced on the Lessors' loan. The payments on the Lessors' loan are Ninety and 44/100 (\$90.44) per month, which includes a certain amount for interest, taxes and insurance, and an amount towards the reduction of principal. It is intended that this reduction of principal shall be allowed as a credit towards the total purchase price.

This Lease shall bind the parties hereto, there respective heirs, assigns, executors and administrators.

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