

and payable on or before the 13th day of February, 1978. The lease payment of \$176.00 for the twelve (12) month period beginning February 13, 1979 and ending February 13, 1980 shall be due and payable on or before the 13th day of February, 1979. The final lease payment for the balance of the initial thirty (30) month lease term shall cover the period beginning February 13, 1980 and ending August 13, 1980 and shall be in the amount of Eighty-Eight and 00/100 (\$88.00) Dollars due and payable on or before the 13th day of February, 1980.

3. Roberts shall have the absolute and unconditional right to use the demised premises for any lawful purpose, during the term of the lease, as Roberts deems best. Specifically, and without limitation as to other lawful uses, Roberts shall have the right to harvest and use, sell or otherwise dispose of all crops, etc. grown or otherwise produced on the demised premises during the lease term including but not limited to harvesting hay crops from the demised premises. However, notwithstanding the foregoing Roberts agrees not to remove timber from the demised premises during the lease term.

4. During the lease term, Center shall pay all ad valorem real property taxes assessed, due and payable on the demised premises.

5. At the expiration of the thirty (30) month lease created hereunder, Center contracts and agrees to sell and Roberts contracts and agrees to purchase the demised premises, as hereinafter described, for the contract price of Thirty Five Thousand Two Hundred and 00/100 (\$35,200.00) Dollars, to be paid by Roberts to Center upon the terms and conditions and in the manner as set forth hereinafter:

a) Roberts shall pay unto Center the sum of Twenty Six Thousand Four Hundred and 00/100 (\$26,400.00) Dollars cash representing proceeds of a seventy five per cent (75%) first

0598