

BEGINNING at an iron pin on the north side of Beverly Road, which iron pin is located 420 feet from the center of State Park Road and running thence along Beverly Road, south 60-45 east 150 feet to an iron pin; thence north 22-51 east 87.7 feet to an iron pin; thence north 60-45 west 140 feet to an iron pin; thence south 29-15 west 87 feet to an iron pin, the point of beginning.

To have and hold the abovedescribed premises with the rights, privileges, easements, and appurtenances thereunto belonging unto the Lessees, their heirs and assigns, with an option to purchase the same for the duration of this Agreement.

The parties hereto do mutually agree, covenant, and promise that the following terms and conditions shall govern this Agreement:

1. Term: The term of this Agreement shall commence on the date of the execution and delivery of this Agreement and end on the 30th day of September, 1983.
2. Rental: As part of the consideration hereof, the Lessees agree and covenant to pay or cause to be paid to the Lessor as rental for said demised premises the monthly sum of Three Hundred Seventy Dollars (\$370.00), such monthly rental to be due and payable between the first and tenth day of each respective month during the term of this Agreement or, if sooner, until the Lessees have exercised their option to purchase as hereinafter provided.
3. Liability: The Lessees agree and covenant that they will save and hold the Lessor harmless against any loss or liability whatsoever that may be incurred on or about the demised premises during the term of this Agreement.
4. Taxes: As further consideration hereof, the Lessees hereby agree and covenant that they shall pay or cause to be paid in addition to the rents reserved all ad valorem real property taxes which may be assessed, levied, or imposed upon said demised premises and which may become due and payable during the course and term of this Agreement, provided, however, that the Lessees shall not be required to pay any taxes in the nature of income, inheritance, estate, or succession taxes, which may be required to be paid by the Lessor hereunder or upon any gift, devise, deed, mortgage, or other alienation of any part or all of the estate of the Lessor in the demised premises. Should the Lessees for any reason fail to pay said ad valorem taxes when and where the same shall be due, the Lessor shall have the right at his option to pay the same, together with such

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