

the interior of the premises, repair the floor and carpet same, provide additional repair work to insure that the entire unit is in a good state of repair for its intended use, install a workable washer, dryer and refrigerator, all during the term of this lease. It is further agreed by and between the parties to this agreement that said repairs, renovations and installations (including the washer, dryer and refrigerator) shall become a permanent part of the subject property and belong to the owner thereof.

As part of the consideration of the aforementioned lease provisions and for and in consideration of the sum of One Dollar (\$1.00), this day paid to the Lessor by the Lessee, the receipt of which is hereby acknowledged, Lessor does hereby grant, bargain, transfer, and sell unto the Lessee the right and option, at any time during the term of this Agreement, to purchase the above-described premises with the improvements thereon, including the fixtures and appliances located within, for the total sum of Forty eight thousand (\$48,000.00) Dollars.

In the event that a major portion of the premises herein leased shall be taken or damaged by condemnation or eminent domain proceedings instituted by any lawful authority so as to impair the rights of the Lessees substantially, then the Lessee may, at their option, terminate this Agreement upon the date of actual entry or damage to the premises by such authority. In the event that compensation for any taking or damage is paid to the Lessor, then the purchase price of Forty eight thousand (\$48,000.00) Dollars under the abovedescribed option shall be reduced by the amount of such compensation.

Lessor does hereby bind himself, his heirs, administrators, executors and assigns to convey a good and marketable general warranty deed to the abovedescribed property in fee simple absolute,

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