

2. The term of the lease shall be for five (5) years beginning October 1, 1982 and running until October 1, 1987. The rental during the said term of the Lease shall be Two Hundred Fifty and no/100 (\$250.00) Dollars per month. Said rental shall be payable until such time as any options hereunder are exercised.

3. Simultaneously herewith the Lessor grants to the Lessee an option to purchase the demised premises for the sum of Forty Five Thousand and no/100 (\$45,000.00) Dollars and said sum shall be paid by an initial down payment of twenty-five per cent (25%) with the balance being paid over a ten (10) year period payable in equal monthly installments with the first (1st) payment thereof being due on the first day of the month following closing with the said balance to be evidenced by a promissory note and mortgage with said note bearing interest at the rate of eight and one-half (8½) per annum. In no event will the payments exceed ten (10) years from date of closing. This option must be exercised on or before October 1, 1987. None of the rental payments paid by the Lessee shall be applied against the purchase price.

4. The Lessee shall, without any previous demand therefor, pay to the Lessor the said rental at the times and in the manner above described and in the event of non-payment and said non-payment shall continue for thirty (30) days after being due, or in case the demised premises are deserted or vacated and the rental is past due, the Lessor may re-enter the same and relet the premises. Upon re-entry the liability of the Lessee for any damages under the Lease shall terminate.

5. The premises may be sublet by the Lessee at any time during the term of the Lease, but the Lessee must notify the Lessor at least thirty (30) days prior to such subletting, said notice to be in writing.

6. The Lessee shall keep the premises in good and sufficient state of repair and in the event the options herein are not exercised, shall surrender said premise at the end of the term in as good a condition as the reasonable use thereof will permit.

7. Lessee shall pay charges for water, gas, heat and electricity used in and upon said premises. But not to include repair or service.