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5. Indemnity. Lessee agrees that she shall indemnify and save Lessors harmless from any and all liability, damage, expense, cause of action, suits, claim, or judgment arising from the injury to person or property on the leased premises, or upon the adjoining streets and sidewalks.

6. Subletting. Lessee shall not have the right to assign or transfer this lease but may sublet the whole or any part of said lease premises. Should Lessee sublet the lease premises, she shall, nevertheless, remain liable to the Lessors for full payment of the rent according to the terms of this lease. Any rent from sub-leases of the premises paid after February 1, 1983, shall go to the Lessee.

7. Fire Insurance. Lessor shall be responsible for providing Fire Insurance on all structures on the premises. In the event of a fire, Lessor shall apply proceeds of Fire Insurance to rebuild or repair the damaged building. If repairs are not completed within thirty (30) days, the Lessee may at her option terminate the lease or negotiate a mutually acceptable reduction in the lease payments.

8. Option to buy. It is agreed that the Lessee shall have the right to purchase said property at any time during the term of this lease after November 1, 1983, for the sum of One-Hundred Fifty Thousand Dollars (\$150,000.00). In the event the Lessee exercises this option to purchase, Lessors agree to accept as payment therefor Lessee's personal note and purchase money mortgage payable over the period of twenty (20) years with interest of 12 percent (12%), the payments to be in equal monthly installments in the amount of One Thousand Six Hundred Fifty-one Dollars and Sixty-four cents (\$1,651.64) (principal and interest) per month. There shall be no penalty for prepayment of this amount.

9. Default. Upon default by the Lessee of any of the terms of this lease, or if Lessee becomes insolvent or is adjudicated bankrupt or applies for or takes the benefit of any bankruptcy or insolvent act or statutory provision for the least of debtors, the Lessors may give to the Lessee

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