

within the period or terms hereinabove or hereinafter specified, the Optionor shall deliver to the Optionees a general warranty deed, free and clear of all liens and encumbrances, except easements, restrictions or rights-of-way which do not affect the marketability of title.

3. The total purchase price to be paid to the Optionor by the Optionees in consideration for the conveyance of this property in the event the Option is exercised is the sum of Six Thousand and No/100ths (\$6,000.00) Dollars, to be paid at the time Optionor tenders delivery of a properly executed deed of conveyance for the subject property to the Optionees.

4. In the event of the exercise of the Option herein granted, property taxes for the year in which said Option is exercised shall be prorated between the parties as of the date of closing. Possession of the premises shall be delivered at closing, and Optionor shall be responsible for furnishing the deed with all documentary stamps affixed.

5. In the event Optionees fail to exercise the Option at the time or times herein provided, or to tender the sums payable at closing or to do such things as may be required hereunder, the Optionor shall have the right and privilege of declaring this Option terminated, in which event the Optionor shall retain all option monies received.

6. The Optionees shall have the right, during the term of