

understood between the parties that the sum of \$124.00 per month shall be applied toward the purchase price if the option is exercised.

It is also understood between the parties that any improvements to the property be lessees shall remain with the property and shall be for the benefit of lessor if said option is not exercised or if the lease above is terminated by either party.

It is understood between the parties that the option to purchase must be exercised prior to January 1, 1990, otherwise all monies paid prior to such time shall be considered rent, and the additional \$124.00 per month shall be considered as consideration for the right of option unexercised. After January 1, 1990, this agreement shall be construed as a lease if the option is not exercised and may be renegotiated at the option of lessor.