

of 11% per annum with monthly payments of principal and interest, based in a 30 year amortization with the total outstanding balance being due in full at the end of the 36th month (Jan. 15, 1988).

Landlord further agrees that, subsequent to the purchase of the premises and execution of Note & Mortgage by Lessee that Landlord will release unimproved acreage from Mortgage upon payment to Landlord from Tenant of \$10,000.00 per acre as requested by Tenant.

**REPAIRS BY
TENANT OR
LANDLORD**

11. Tenant accepts the leased premises in their present condition and as suited for the use intended by Tenant. It is specifically noted that the following defects are presently existing on the structures on subject property and the Tenant is in no way responsible therefore in any manner whatsoever:
- Carpet in Master Bedroom--burned.
 - Sagging and uneven floors in den.
 - Ceiling in Den damaged by water.
 - House in dire need of repainting and redecorating.
 - Large crack in living room wall.
 - Swimming pool leaks.
 - Brick wall apparently knocked in and cracked by auto.
- These are apparent defects of the subject property, there possibly being other latent defects presently existing of which the Tenant nor the Landlord have no knowledge thereof. Tenant shall, through the initial term of this lease and all renewals thereof, at his expense, maintain in good order and repair the leased premises, including the building and

1225
529

1225
529

Handwritten signature

EH