

8. Lease. Upon title to the Land vesting in Vendee, and upon title to the land described in Exhibit B (which shall be subject to, and encumbered by, a leasehold estate which shall terminate on February 28, 1985) vesting in Vendee, Vendee shall lease to Vendor, solely for use by Vendor as Vendor's personal residence, for a term beginning on the date title to the Land vests in the Vendee and terminating on January 31, 1985, the Land and all buildings thereon, for One Dollar (\$1.00). In addition, if Vendor vacates the Land and the building thereon by no later than January 3, 1985, then Vendee shall pay Vendor Three Thousand Dollars (\$3,000.00). During the term of said lease, Vendor shall:

(i) keep and maintain the building situated upon the Land in the same condition as received by Vendor;

(ii) defend, indemnify, save, and hold Vendee harmless from and against any loss or expense arising as a result of any change or loss to any property on the Land (including the building thereon and any property within said building) or any injury to any person on the Land (or in the building thereon) arising as a result of any act, or any negligent act, of Vendor or any other person occurring on the Land or in or on the building thereon, or arising as a result of the use of the Land or the building thereon by any person whatsoever, or arising from the failure of Vendor to keep and maintain the building situated upon the Land in the same condition as received by Vendor;

(iii) maintain fire, casualty, and extended coverage insurance of not less than ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) for each occurrence naming Vendee as an additional insured, and comprehensive liability insurance, naming Vendee as an additional insured, of not less than ONE HUNDRED THOUSAND (\$100,000.00) for injury to any one person and THREE HUNDRED THOUSAND (\$300,000.00) for injuries arising as a result of any one occurrence;

(iv) return the Land and the building situated upon the Land to Vendee by no later than January 31, 1985 in the same condition as received by Vendor, normal wear and tear excepted.

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