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unto the Lessor the sum of Forty-One and 67/100 (\$41.67) Dollars per month in addition to the above rental toward the purchase price of these improvements, said payments to be made until the amount of Five Thousand and no/100 (\$5,000.00) has been paid in full. It is mutually agreed herein that the within indebtedness is to bear interest at the rate of five (5%) per-cent per annum, the within payments of Forty-One and 67/100 (\$41.67) Dollars per month to be applied first to interest and then to the reduction of principal.

The Lessor covenants and agrees that in the event both of the Lessees are called into service or are forced, for some reason beyond their control, to cease practicing medicine on these premises that it will purchase said improvements from the Lessees. If no agreement can be reached as to an equitable purchase price each party is to elect an appraiser and said two (2) appraisers are to elect a third appraiser, the decision of the appraisers to be final as to the value of the improvements.

The Lessor further covenants and agrees that if the Lessees so elect they may lease these premises for an additional period of five (5) years at a rental not to exceed Two Hundred and no/100 (\$200.00) Dollars per month.

The Lessor further covenants and agrees that after these ten (10) years have elapsed and provided the Lessees have exercised their option for the second five (5) year period, the Lessees may lease the said premises for another five (5) year period at a rental not to exceed the sum of Three Hundred and no/100 (\$300.00) Dollars per month.