

Purchaser (Tenant) is obligated to pay under this lease shall cease and this lease shall terminate and be null and void. Likewise, immediately following the purchase by the Purchaser of an undivided one-half interest in the said real estate, the Purchaser and the Seller shall each be responsible for fifty (50%) per cent of the ad valorem taxes on the real estate, insurance on the building and the cost of decorating and maintaining the building and grounds in a good condition. In the event the entire property is sold to the Purchaser, as provided for above, then the Purchaser will immediately be responsible for all taxes, insurance and maintenance.

13. It is understood and agreed, in any event, that the Purchaser and Seller shall have separate facilities for electric current and power.

14. The parties hereto have agreed hereinabove with regard to supplying water to the Tenant during the term of this lease. After the Purchaser has purchased an undivided one-half interest in the real estate or has purchased the entire real estate, the Seller agrees to continue to supply water to the Purchaser at a cost not exceeding one hundred ^{dollars} (\$100.00) annually, but reserves the right to give six (6) months' written notice to the Purchaser of intention to discontinue furnishing water to the Purchaser. In such event, the Purchaser and the other individuals or corporations which are being supplied water by the Seller will be given the opportunity to purchase the deep well, pump and water line at a fair and reasonable price. If the Purchaser does not wish to participate in the purchase of the water facilities, it is understood that it will have the privilege of making its own arrangements for a supply of water.

15. Simultaneously with the execution of this contract, the Purchaser has paid to the Seller the cash sum of Two Thousand One Hundred and no/100 (\$2,100.00) Dollars for a steel tower, which is situated immediately south of the existing brick and concrete building on the above-described land. It is understood and agreed that, irrespective of whether the Purchaser ultimately owns only an undivided one-half interest in the land or purchases the entire tract of land described above, the said tower shall remain in its present location. Likewise, it is understood and agreed between the parties hereto that the Seller shall have the right to use any portion of