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In consideration of the execution of this lease and rentals to be paid thereunder the lessor hereby gives the lessee, its successors and assigns, an option to purchase the premises herein leased at any time during the term of this lease or any renewal or extension thereof, for the sum of Thirty Thousand and no/100 - - - - - Dollars (\$30,000.00 ).

Upon written notice to lessor by lessee that the latter will exercise its option to purchase, subject to good marketable title and the ability of lessee to obtain all desired building or construction permits, the lessor agrees immediately to satisfy and discharge any existing mortgages, liens, taxes or other encumbrances against the premises and to furnish at lessor's cost a complete Abstract of Title brought down to date of purchase, together with an Opinion of Title by a competent attorney, both of which shall show the premises free and clear of all encumbrances whatsoever with good marketable title in lessor. In case of purchase by lessee, the lessor agrees to pay outstanding special assessments whether matured or maturing in the future and also agrees to pay all regular taxes levied or to be levied for the period up to and including the date of purchase by lessee even though said taxes are not payable until some future date. Upon receipt by lessee of said Abstract of Title and Opinion of Title, the lessee shall have sixty (60) days in which to approve title and if same is satisfactory to lessee, then lessor agrees to execute and deliver to lessee by Warranty Deed a good marketable title to said premises and to deliver possession of said premises in substantially the same condition as on the day the lease became effective, and simultaneously therewith the lessee agrees to deliver to lessor in cash the purchase price indicated above. If the title to the premises is unsatisfactory to lessee, the lessee shall at no time be under any obligation to purchase the premises. In the event the lessor receives a bona fide offer to purchase the herein described premises for an amount in excess of Thirty Thousand Dollars (\$30,000.00), such offer shall promptly be transmitted to the lessee and the lessee will exercise the option herein granted within thirty (30) days from the date of receipt of such notice or will cancel this purchase option.

*J. G. A.*