

Whereas there is presently pending a bankruptcy proceedings involving J. E. Fitzpatrick, an individual, Fitzpatrick Construction Co., Inc. and Fitzpatrick Real Estate Company (including any company or trade name under which J. E. Fitzpatrick operated, either as an individual, a partnership or a corporation, which have or might have any possible connection with said bankruptcy proceedings now pending in the U. S. Courts), and whereas this property was at one time owned by Alice T. Fitzpatrick, the wife of J. E. Fitzpatrick, and whereas there is the possibility that this property is subject to or shall be in some manner connected with said bankruptcy and whereas it is impossible to determine such until the final adjudication or winding up of the bankruptcy proceedings in connection with J. E. Fitzpatrick, et al. and whereas the same constitutes a cloud on title until such adjudication and whereas it is the intent of the Lessor to sell and the Lessee to purchase the within described house and lot of land and whereas the Lessee is unwilling to do so because of said cloud of title, Now, therefore, know all men that the Lessor does hereby agree that in the event that the bankruptcy proceedings in connection with Fitzpatrick are not completely adjudicated, in such a manner as to leave the within described lot of land free and clear of said proceedings, by the termination of this lease or renewal thereof, then and in that event the Lessor does hereby grant unto the Lessee the option to purchase said house and lot for a period of sixty (60) days after a complete adjudication of said bankruptcy wherein said premises are free and clear of same and the Lessee shall exercise its option within said sixty (60) days by giving written notice of ten (10) days to the Lessor and the tender of the purchase price. Upon notice that the Lessee shall elect to purchase under its option, the Lessor, upon payment of the purchase price, shall furnish to the Lessee a fee simple warranty deed to said property with dower renounced.