

Vendor hereby gives and grants unto Vendee, its successors and assigns the sole and exclusive right, option and privilege to purchase of and from Vendor for the sum \$14,000.00 in cash upon the terms and conditions herein set out as follows: The option shall be for a period equivalent to the term of two existing leases on the building located on the property herein described, and being between James A Baldwin and O. M. Hall operating a barbershop, and James A. Baldwin and R. A. Cox, operating a restaurant or cafeteria in said building. The unexpired term of said leases being about four years.

or both

In the event that either/of the above mentioned lessees shall vacate premises herein described before lease expires the premises shall not be released without the mutual consent of Vendor and Vendee.

It is understood and agreed that Vendor shall, beginning this date, receive the rentals from the said building for a term or period of time sufficient to give Vendor the additional sum of \$1,000 in rentals or a sum equivalent thereof.

JAB, H.M.L.