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ready for occupancy.

The Tenant is hereby given the option to terminate this lease at any time during the term hereof upon giving thirty (30) days written notice of his intention to do so to the Landlord.

Upon the termination of this lease, either by the expiration of the term thereof or by exercise of the Tenant's option to terminate on thirty (30) days notice as hereinabove provided, any prepaid rent shall be applied and credited by the Landlord as rental on the final period of occupancy of the premises by the Tenant.

The Tenant is given the option and privilege to purchase the above described premises at the price of Twenty-one thousand(\$21,000.00) Dollars at any time prior to August 22, 1957. In the event this option is exercised by the Tenant, said Tenant shall notify the Landlord in writing of his intention to do so prior to August 22, 1957.

Should the Tenant fail to pay any installment of rent provided for herein, or fail to perform any of the covenants and agreements herein contained, the Landlord, at her option, may either declare the rental for the entire term immediately due and payable, or may declare this lease terminated and take immediate possession of the premises, collecting rental up to the retaking of such possession.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS, these parties hereby bind themselves, their heirs, administrators,