

(14) It is further agreed that in the event of the death of both Glenn Copenhaver and Ruth Copenhaver, either successively or following common disaster, at any time during the term of this lease, that the Second Party shall have the option of accelerating any or all of the remaining payments due under this lease, and after all of said payments have been made, the Second Party shall have the right to tender the sum of Six Thousand Dollars.

(\$6,000.00) to the heirs, executors, administrators, or assigns of the First Party, which Party shall then convey to the Second Party a good fee simple title to the demised premises by general warranty deed as provided herein. However, this provision shall not apply upon the death of either Glenn Copenhaver or Ruth Copenhaver alone, and the survivor thereof shall have the full rights of First Party under the terms and provisions of this lease.

(15) This lease agreement executed by the First and Second Parties in duplicate merges all understandings and agreements between the Parties hereto with respect to the leased premises and constitutes the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the First and Second Parties, which written consent shall be executed in duplicate and attached to and become a part of the duplicate originals of this lease agreement.

(16) The terms and provisions of this lease shall be binding upon both the Parties hereto and their respective heirs, successors, assigns, executors and administrators.

(Continued on Next Page).