

damage. Lessor shall not be liable for damage to or theft of contents of the building.

9. The lessees agree to allow the Lessor free access to the premises hereby leased, for the purpose of examining or exhibiting the same or to make needful repairs or alterations on said premises which the Lessor may see fit to make.

10. Lessees agree that they will not allow the premises to be used for purposes other than those in the normal course of their business; that they will not use or allow to be used said premises in any manner that would create a fire hazard or increase the rate of insurance thereupon, nor for any unlawful purpose, nor in such manner as to create a nuisance or disturbance in the neighborhood. Lessees agree that this lease may not be assigned nor the premises sublet without written consent of the Lessor.

11. At any time during the term of this lease but after 36 months of satisfactory occupancy hereunder, the Lessees shall have the option to purchase the demised premises and improvements thereon from the Lessor for a price equal to the total cost to the Lessor of the land and improvements thereon, including legal and realtor fees and any other cost or expense which might be capitalized for federal income tax purposes, without reduction for depreciation, said price not to exceed \$36,500.00. Lessees may exercise this option by advising of their intention and within 60 days thereafter tendering purchase price to Lessor. Thereupon, Lessor agrees to furnish Lessees with a fee simple title to the premises, free of encumbrance except for accrued taxes for the current year and recorded restrictions and easements. Taxes, insurance and rent will be prorated as of date of closing.

It is contemplated that Lessees will improve the demised premises by constructing within said building office area and installing heating, cooling and toilet facilities. In such event or in the case of any other improvements, the option price in this paragraph shall not include the cost of such improvements which are actually paid by Lessees. If the option under this paragraph is not exercised, any such improvements shall become a part of the