

6. REPAIRS OF BUILDING. The Tenants agree to be responsible for all repairs to the premises.

7. PAYMENT OF TAXES AND INSURANCE. Landlord agrees to promptly pay when the same become due and payable, all real estate taxes or other public assessments levied on the demised premises during this lease. The Landlord further agrees to maintain adequate fire insurance on the subject premises.

8. PAYMENT FOR UTILITIES. The Tenants agree to pay for all utilities used on the premises during this continuance of the lease.

9. DEFAULT IN RENTAL PAYMENTS. Should the monthly instalments of rent be past due and unpaid by the Tenants for a period of thirty (30) days, or should any other covenant on the part of the Tenants herein contained be violated and said violation is not corrected within thirty (30) days after notice given by the Landlord to the Tenants, or should the Tenants go into bankruptcy or receivership, then, and in either event, the Landlord may declare the rental for the entire term immediately due and payable or declare the lease terminated and take possession of the leased premises. The Landlord may seek any other redress in which it may be entitled in addition to the rights granted herein.

10. OPTION TO PURCHASE. At the end of the within two (2) year Lease, the Tenants, by giving thirty (30) days written notice to the Landlord or to its agent, Harry L. Baumgardner, shall have the right to purchase the premises as described herein from the Landlord for the total purchase price of Twelve Thousand Six Hundred & No/100 Dollars (\$12,600.00), to be paid in cash by the Tenants to the Landlord at such time as the Landlord delivers a general warranty deed to the subject property, conveying fee simple title thereto, free of all liens and encumbrances. Taxes and insurance shall be prorated as of the date the transaction is closed. In addition to the right to purchase the subject property for the sum of Twelve Thousand Six Hundred Dollars (\$12,600.00) at the

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