

- (2) Thereafter to pay a monthly rental of \$125 per month on or before the first day of each month for an uninterrupted period of 48 months, beginning the first (1st) day of March, 1968.
- (3) To maintain a comprehensive liability insurance policy covering the above premises of a type sufficient to satisfy the Lessors herein and in the amount of
- (4) To maintain the house found on the subject premises free from waste and to keep same in a reasonable state of repair; in no event to allow the destruction or demolition of said house.

It is the understanding of both parties to this lease that it is to remain in full force and effect for a period of five (5) years from March 1, 1967, as previously set forth in this instrument.

It is further agreed between the parties to this instrument that prior to or upon the termination of this five year period, the Lessees will be afforded a first option to purchase the subject premises should the Lessors decide to offer same for sale. This purchase option will continue as long as this lease shall be operative, including any renewals or extensions thereof, unless specifically negated by a new instrument signed by all parties hereto. It is clearly understood by all parties hereto that at no time will it be mandatory for the Lessors to sell the subject premises and the purpose of this option is merely to allow the Lessees herein the first right to purchase same if the Lessors should decide to sell at a sale's price set by the Lessors. It is further agreed between the parties to this instrument that at the termination of this original five year lease period, if the Lessors offer and can sell property to Lessees, Lessees may purchase or renegotiate for a new lease; however, if Lessors cannot and do not offer to sell the property to Lessees, then Lessees shall have the right to renew the exact terms and conditions of this lease for a period of five years commencing March 1, 1972, at a monthly rental of \$125.00. This shall be binding on the undersigned, their heirs, executors, administrators or assigns.

As a portion of the consideration for this lease, the Lessees
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