

attached hereto, and made a part hereof, together with all right, title and interest of SELLER of, in and to any land lying in the bed of any street in front of or adjoining said premises to the center line thereof.

The terms and conditions of this Option are as follows:

1. This Option shall expire 120 days from the date hereof, at 9:00 o'clock p.m. on said date.
2. Purchaser has the right to designate the name of the Grantee in any deed or deeds delivered in accordance with the terms and provisions hereof.
3. Purchaser may exercise this option during the option period or any extension thereof in the following manner: By delivering written notice of its election to do so to Seller on or before the expiration date of this option, or by mailing such notice by registered or certified mail to Seller at Seller's address set forth below on or before the expiration date of this option, and such notice, if so mailed, shall be deemed valid and effective whether or not the same in fact is actually delivered to Seller.
4. In the event of the exercise of this option by Purchaser, this instrument and the provisions herein set forth shall constitute the contract of sale between Seller and Purchaser.
5. The purchase price shall be paid in cash or by Purchaser's check at the time of closing and settlement upon delivery to Purchaser of any deed or deeds required by the terms hereof.
6. The title to said premises to be transferred and conveyed to Purchaser shall be a good and marketable title in fee simple and such as a title company selected by Purchaser will so insure at regular rates, or an attorney selected by Purchaser will so