

option money paid hereunder on said purchase price. Optionee agrees to pay all costs for surveying and likewise agrees to pay to the Optionor's attorney such bill as he may render for two visits and conferences with said attorney.

III.

If said Option is exercised within the six (6) months' period as set forth in Paragraph II, and Optionee pays to the Optionor an additional twenty-two (22%) per cent of the sales price, the Optionor will then convey to the Optionee by a good warranty deed, free and clear of any and all liens and encumbrances, subject only to restrictions, utility easements, rights-of-way, and zoning regulations, with taxes prorated as of the date of conveyance the property described in Paragraph I. Optionee shall at closing execute a note and mortgage in favor of the Optionor for the balance of the sales price, said note and mortgage to bear interest at seven (7%) per cent per annum, interest payable semi-annually, and principal payable in five (5) equal annual installments. In order to secure said note, the Optionee shall give the Optionor a purchase money mortgage on the above-described property. If the Optionee, after having title to said property for a period of six (6) months or more, desires to obtain a release from said mortgage, he may substitute for said mortgage an escrow account in Fidelity Federal Savings and Loan Association. The savings officer or other designated official of Fidelity Federal Savings and Loan Association shall determine the amount of escrow funds necessary to protect the Optionor as security for the note which shall include principal and interest as set forth in the purchase money note and mortgage. It is further understood, however, that said escrow account shall be the property of the Optionee, not the Optionor, and any interest earned on said funds which may be held by

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Handwritten signature and initials, possibly "AJ" and "JEA", in the bottom right corner of the page.