

Agreement as provided for in this Agreement. An extension of such option to purchase the property beyond the one year shall be made in writing between the parties. In the event of purchase of the property by the Oakleys as set forth herein the amounts paid in rent will be credited toward the purchase price. Any late payment charges will not be credited toward the purchase price. Any interest due the Oakleys by the Meltons in the event of purchase will be waived. The balance on the loan for Six Thousand (\$6,000.00) Dollars as described herein will be credited on the purchase price. Any monthly payments in arrears will be added to the purchase price.

(6) In the event the option is not exercised by the Oakleys and upon the termination of the rental Agreement between the parties the building will be restored to residential condition with all plumbing restored to the same position as it is at the present time with such repairs and restoration to the condition of the premises at the time of this Agreement as shall be reasonable.

(7) The Oakleys shall pay all insurance costs.

(8) The Oakleys shall purchase fire insurance on the premises in such amount as will provide for the reconstruction of the building in the event of fire damage. Should the Oakleys decline to do so, the Meltons may terminate this Agreement or purchase the same and add it to the rental payments.

(9) The Oakleys shall assume payment for all utilities.

(10) Any improvements in fixtures may be removed at the termination of this Agreement by the Oakleys as may be reasonably moved without damaging or impairing the condition of the building.

(11) It is understood and agreed that the Meltons shall convey to the Oakleys said property free and clear of all mortgages, liens or judgements provided that the property not have been so encumbered by the Oakleys.