

termination of said lease, shall deliver the building and premises in as good repair as they were at the commencement of said lease, reasonable wear and tear alone excepted.

(5) The Lessor agrees that the Lessee, upon the payment of the rents reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and provided by him, shall peaceably and quietly hold and enjoy the demised premises for the term thereof.

(6) Lessor agrees that the Lessee shall have an option to rent balance of said premises for \$150.00 per month with a mutual 90 day notice. Lessee shall have right to sublet any or all of said premises upon written permission of Lessor.

(7) Lessor agrees to give Lessee an option to purchase said property anytime during the term of this lease for \$56,000.00.

(8) This lease agreement executed by the Lessor and Lessee, in duplicate merges all understanding and agreements between the parties hereto with respect to the leased premises, and shall constitute the entire lease agreement.

IN WITNESS WHEREOF, the Lessor and Lessee have hereunto set their hands and seals and caused this instrument to be executed, in duplicate, on this the   tenth   day of   September     1973  .

In the presence of:

William P. Davis  
Brenda S. Hines

W.P.D., INCORPORATED  
William P. Davis Pres.  
Lessor  
Robert W. Banther  
Robert W. Banther  
Lessee

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