

(3) The total purchase price to be paid to the Optionors by the Optionee as consideration for the conveyance of this property in the event the option is exercised is the sum of Two Thousand Three Hundred Forty Three and 20/100ths (\$2,343.20) Dollars, to be paid at the time Optionors tender delivery of a properly executed deed of conveyance for the subject property to Optionee.

(4) In the event of the exercise of the option herein granted, property taxes for the year in which said option is exercised shall be prorated between the parties as of the date of closing. Possession of the premises shall be delivered at closing, and Optionors shall be responsible for furnishing the deed with all documentary stamps affixed, at the expense of the Optionors.

(5) In the event Optionee fails to exercise the option at the time or times herein provided, or to tender the sums payable at closing or to do such things as may be required hereunder, the Optionors shall have the right and privilege of declaring this option terminated, in which event the Optionors shall retain all option monies received.

(6) In the event the Optionee exercises the option herein granted and the Optionors thereafter fail to deliver his warranty deed, free and clear of liens and encumbrances, except easements, restrictions and right-of-ways which do not affect the marketability of title, the Optionee shall have a choice of declaring the agreement null and void, whereupon all option monies shall be returned to him; or, the Optionee may institute suit for specific performance in any Court having jurisdiction of the matter.

(7) It is understood and agreed by and between the parties that this option is conditioned upon the Optionee's specifically agreeing to utilize the above described property only for the construction of a public road for access into property now belonging to the Optionors and Optionee, thereby enhancing the development of the Optionee's surrounding property. It is further understood and agreed by and between the parties that the construction of said road shall meet all specifications required by the appropriate agencies of the county.

(8) The Optionee shall have the right, during the term of this option, to enter upon the property covered hereby for the purpose of