

Landlord fails to make regular amortization payments according to the mortgage above referenced, then Tenant shall have the option of making such payments for the Landlord deducting the same from the current rental payment or from the purchase price in the event this option is exercised.

BINDING EFFECT

This Lease shall be binding upon and shall inure to the benefit of the Landlord and Tenant hereunder, and their respective successors in interest and assigns.

In the presence of:

John E. Egall
K.A.K. By Sec Head

IVEY DEVELOPMENT CORPORATION

By John J. Fielder
V. Pres.
Landlord

In the presence of:

Paul J. Doster
Stumpson

FRED J. COLLINS, JR.

Fred J. Collins Jr.

Tenant

4328 (W-2)