

Purchaser shall fail to exercise the Option in the manner provided in this Agreement and prior to the expiration of the Option Period, Purchaser shall forfeit the Option Consideration to Seller, and this Agreement shall thereafter be null and void and of no further force or effect whatsoever and no party hereto shall thereafter have any rights, liabilities or obligations whatsoever hereunder.

6. Sale and Purchase of the Property. Upon the exercise of the Option by Purchaser, Seller shall sell the Property to Purchaser and Purchaser shall purchase the Property from Seller in the manner and upon the terms and conditions hereinbelow set forth in this Agreement.

7. Purchase Price. Purchaser shall pay to Seller, in consideration of the conveyance of the Property to Purchaser, an amount equal to the product of THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00) multiplied by ~~the number of acres~~ 12.42 acres. ~~the number of acres~~ ~~of the property~~ ~~to be sold~~ ~~under~~ ~~the~~ ~~provisions~~ ~~of~~ ~~Paragraph~~ ~~7(a)~~ ~~of~~ ~~this~~ ~~Agreement.~~ At the Closing (as hereinbelow defined), Purchaser shall pay to Seller the amount calculated as hereinbefore set forth (such amount being hereinbelow referred to as the "Purchase Price"), as provided in Paragraph 7(a) below, subject to adjustment for the Option Consideration paid by Purchaser to Seller and as otherwise provided in this Agreement.

(a) The Purchase Price as calculated hereinabove shall be paid as follows:

(i) A cash amount at Closing equal to TWENTY PER CENT (20%) of the total Purchase Price and the balance in the form of a NOTE secured by a Purchase Money Mortgage over the property as described in Exhibit A, said NOTE to be endorsed by Purchaser.

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