

immoral purposes and that the possession of said premises by the lessees or their successors, heirs and assigns, shall not be construed as conveying any title thereto or ownership thereof;

6. That all Governmental laws and ordinances shall be complied with by the lessees;

7. That the lessees release the lessor from any and all damages which may be sustained by the lessees or any party during the time of possession of the said premises.

8. That should the lessor be compelled to commence or sustain an action at law to collect said rent or parts thereof or to dispossess the lessees or to recover possession of said premises, the lessees shall pay all costs in connection therewith including a reasonable fee for the attorney of the lessor;

9. That the waiver, by the lessor, of any covenant or condition herein contained shall not vitiate the same or any other covenant or condition contained herein and that the terms and conditions contained herein shall apply to and bind the heirs, successors and assigns of the respective parties hereto;

10. That said premises shall not be used by the lessees during the term of this lease for other than arts and crafts sale and instruction purposes except with the written consent of the lessor;

11. The lessees shall have, and the lessor hereby grants to the lessees, the exclusive right at the lessees' option at any time during the term of this lease, to purchase the premises for the sum of Twenty Thousand (\$20,000.00) Dollars to be paid to the lessor upon tender by the lessor of a good and sufficient general warranty deed conveying to the lessees the premises, free and clear of all incumbrances, except such as may have been made or suffered by the lessees, and except taxes and assessments, if any, and this lease. In case the lessees shall elect to purchase the premises, they shall signify their election by written notice served upon the lessor within the time above limited; and thereafter the lessor shall deliver to the lessees a general warranty deed and the lessees shall have ten (10) days from the delivery of said deed to close the sale and to pay the purchase price as hereinafter set forth. The purchase price of the property under this option shall on or before two (2) years from June 1, 1977, be Twenty

W.C.M. J.C.B.