

- (3) Failure of Lessor to take advantage of any default shall not be deemed a waiver thereof.

LAND TAXES: 11. Property taxes shall be paid by the Lessor.

LICENSES: 12. Licenses and permits, etc., shall be paid by the Lessee, should same be or become necessary.

NOTICE: 13. Notice shall be by registered or certified mail, or in writing hand delivered, to each party at his last known address.

HOMESTEAD: 14. Lessee waives all rights of homestead or other exemptions, provided now or later, by governmental authorities.

ATTORNEY: 15. In the event that any rent is collected by or through an attorney at Law, Lessee agrees to pay a reasonable fee, not less than fifteen per cent (15%) thereof, together with all costs involved in said collection.

PURCHASE: 16. Lessor grants unto Lessee the option to purchase said premises during the first year of this lease or during the one year renewal thereof, upon the following terms and conditions:

A. SALES PRICE. The sales price to Lessee during the one year lease or one year renewal thereof shall be fifty five thousand and no/100 (\$55,000.00) dollars.

B. If Lessee purchases for the sum of \$55,000.00 during the term of the lease or its one year renewal, then the lease payments shall be applied to the purchase price, thereby reducing same in the amount of said lease payments.

C. In the event of purchase, in no event shall the purchaser pay a sum in excess of \$15,950.00 in any one calendar year.