

that the either of the Lessors shall voluntarily or be involuntarily adjudged bankrupt or insolvent or placed into receivership, then in that event the Lessee may in her option exercise her option to purchase as stated hereinafter immediately, and said action by the Lessee shall be binding upon the Lessors and their Trustees in Bankruptcy, Receivers or other personal representatives.

OPTION TO PURCHASE

The Lessee shall have the irrevocable right and option to purchase the leased premises at any time during the term of this lease upon payment to the Lessors of an amount equal to the outstanding balance on the mortgage obligation payable to United Federal Savings and Loan Association at the date and time when the Lessee notifies the Lessor that she desires to exercise said option to purchase. Upon payment by Lessee to Lessors of an amount equal to the outstanding balance of the mortgage payoff, said amount will be immediately paid by Lessors to United Federal Savings and Loan Association for the satisfaction of the mortgage obligation and the Lessors will also convey by deed with dower renounced if necessary, the subject property for One (\$1.00) Dollar consideration. At that time, upon compliance with the provisions of this Lease and option to purchase in full by Lessee, Lessors agree to convey to Lessee a good and marketable, fee simple title to the property, subject only to normal and existing easements, rights-of-way, restrictions and zoning ordinances. ^{Lessee Agrees} ~~Normal~~ ^{to pay all costs of transfer and conveyance, including but not} ~~costs are to be paid by the respective parties as is customary~~ ^{limited to deed preparation and stamps.} ~~in such transactions upon the exercise of this option.~~ ^{J.W. M.B.K. M.P.Z.}

In the event that the Lessee shall not exercise the option prior to the mortgage obligation to United Federal Savings and Loan Association being paid in full, then at that time, the Lessors agree upon payment in full of the mortgage