

(4) Sublessor hereby grants to Sublessee a one (1) year option to run concurrent with this one (1) year Sublease to buy the subject premises at a sales price of One Hundred Seventy Five Thousand and No/100 (\$175,000.00) Dollars. This option shall be exercised by Sublessee giving unto Sublessor a thirty (30) day notice prior to the expiration of the one (1) year option. If said option is exercised, upon payment of the purchase price, the Sublessor shall cause to be delivered a good and marketable warranty deed in fee simple, free and clear of all liens and encumbrances to the Sublessee or his nominee.

Handwritten initials/signature

(5) If the Sublessee exercises the option to extend this Sublease for the one (1) year period beginning August 1, 1978, the Sublessor grants to Sublessee an option to purchase the remaining property under lease to Sublessee^{OR} by Harold H. Park, et al, which is approximately 75 feet by 175 feet located at the corner of Highway 291 and Regency Hills Drive, for a price of Sixty Thousand and No/100 (\$60,000.00) Dollars, said option to expire at 5:00 o'clock P. M. on September 1, 1978. If the option is exercised, the transaction shall be closed within forty (40) days thereafter. Upon payment of the purchase price, the Sublessor shall cause to be delivered a good and marketable warranty deed in fee simple, free and clear of all liens and encumbrances to the Sublessee or his nominee.

(6) If the Sublessee exercises the option to extend this Sublease for the one (1) year period beginning August 1, 1978, then the Sublessee shall be obligated to purchase all of the equipment located in the building on the premises with the exception of those items imprinted or labeled "Zantigo", all menu panels, four-head drink fountain and paper towel dispensers. The Sublessee shall have the option to pay cash, the price therefor being Forty Seven Thousand Six Hundred Sixty Eight and 59/100 (\$47,668.59) Dollars, or paying fifty-four (54) monthly installments of One Thousand Eighty Three and no/100 (\$1083.00) Dollars. If Sublessee elects to pay cash, it shall be paid on August 1, 1978. If he elects to pay in installments, the first payment shall be due August 1, 1978, and the remaining fifty-three (53) payments to be paid on the first day of each and every month thereafter. Upon payment of the purchase price, the Sublessor shall deliver a bill of sale for said equipment conveying fee simple title thereto, free and clear of all liens and encumbrances to

0532

4328 RV-2