

7. At the termination of said tenancy, to quietly yield up said building and grounds in as good and tenantable condition in all respects (reasonable wear and use and damage by fire and other unavoidable causes excepted) as the same now are.

It is hereby agreed that all expenses in connection with the upkeep of the grounds, including all water used for irrigation purposes will be paid for by the Lessees.

Provided always that if rent is hereby reserved, or if any part thereof should be in arrears, or in the event of any breach of any of the covenants and agreements on the part of the Lessees herein contained, the Lessor may at his option declare the entire rent for the terms of which said premises are leased due and payable, and/or may declare this lease terminated and reenter upon said demised premises.

Provided always that if the premises or any part thereof shall at any time during the said term be destroyed or rendered uninhabitable by fire or storm then the payment of the rent hereby reserved, or a proportionate amount thereof, according to the extent of the damage incurred, shall be suspended until the premises shall be reinstated fit for habitation.

J.A.P.
cc

OPTION TO PURCHASE

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In consideration of the rental herein mentioned, Lessor hereby gives to Lessee, their heirs and assigns, the exclusive option of buying, for the price of Seventeen Thousand Five Hundred and No/100 (\$17,500.00) Dollars the real estate with the improvements thereon, described herein.

The Lessees herein shall have the right to close title on or before the 15th day of June, 1981, at which time the Lessor will execute to them, their heirs and assigns, a good and sufficient fee simple deed. If the option is closed within the specified time, the rent previously agreed upon is to be applied toward the purchase price.

WITNESS our hands and seals, in triplicate, on the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

Lynelle D. Powell
James H. Cassidy

James H. Cassidy
Lessor

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