

increases. In no event does any change in the interest rate or the American Federal mortgage being called due change the obligations under this Lease and Option except to increase the monthly payment by an amount equal to the increase in payment of the mortgage to American Federal and to adjust the amount allocated to principal upon the exercise of the option.

23. This Lease and Option may not be assigned by either party without the written consent of the other party.

24. In the event that either Landlord or Tenant are required to retain an attorney in order to obtain damages or specific performance under this Lease and Option, the party without fault shall be entitled to recover the reasonable value of the services of their attorney together with other reasonable expenses arising out of the default.

25. This Lease and Option shall be binding upon the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereunto set their hands and seals on this 21st day of May, 1981.

Witnesses:

Alfred F. [Signature]

Patricia Blue

Mr. [Signature]

James B. Miller

[Signature]

Mrs. Gacey C. Ellis

4
5
8
0

4328 RV-2