

monthly installments of Four Hundred (\$400.00) Dollars, Ten Thousand Eight Hundred (\$10,800.00) Dollars will be deducted from the Seventy Two Thousand Five Hundred (\$72,500.00) Dollar sale price

OPTION TO RENT ON THE GARAGE:

The purchaser will have an option to purchase the garage which will extend for eighteen (18) months from the date of the signing of this agreement. The purchase price for the garage and real estate is to be Ten Thousand (\$10,000.00) Dollars and said option will expire on June 6, 1983. If the purchaser elects his option to purchase the garage, the Ten Thousand (\$10,000.00) Dollars will be deducted from the Seventy Two Thousand Five Hundred (\$72,500.00) Dollars sales price for both pieces of property. If, however, the purchaser does not exercise his option and the sellers have a right to receive rent on the garage in the amount of Nine Hundred (\$900.00) Dollars the Eighteen (18) months that the purchaser had use of the garage. If the purchaser elects to exercise his option at the end of Eighteen (18) months, the Ten Thousand (\$10,000.00) Dollars sale price includes both the rent and the total sale price and the sellers will have no right to receive rental value for the eighteen (18) months that the purchaser used the garage.

*E.P.H.  
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*R.R.  
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SELLERS WILL PROVIDE FINANCING:

The sellers hereby agree and covenant to provide financing for the balance due on the property if the purchaser elects to exercise his option on or before January 6, 1985. The sellers will provide financing up to the limit of Forty Six Thousand Seven Hundred (\$46,700.00) Dollars to bare an annual interest rate of Thirteen (13%) percent with a payback equally amortize up to thirty (30) year period with the purchaser having the right of free payment. This amount is contemplated as the amount necessary to be financed if the purchaser exercises his option on the garage and is arrived at by Seventy Two Thousand Five Hundred (\$72,500.00) Dollars sales price, less Ten Thousand (\$10,000.00) Dollars to be paid on the garage and countered against the sales price, less Ten Thousand Eight Hundred (\$10,800.00) Dollars rent to be applied to the purchase price and less the Five Thousand (\$5000.00) Dollar deposit that was paid at the time the agreement was originally signed.

SELLER TO FURNISH MARKETABLE TITLE:

The Seller agrees and covenants to furnish on January 6, 1985 the marketable title to the real

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