

6. Should any portion of or all of the improvements situate upon said demised property be damaged, consumed, or destroyed by fire or other hazards, then and in such event the proceeds from the said insurance coverage herein maintained as aforesaid shall be used for the repair, or the restoration or replacement of said dwelling or improvements, and during the term of said repairs or replacement of said dwelling, the monthly rentals due hereunder shall abate in the event continued occupancy of said dwelling due to said damage cannot be had by the Lessees, with said monthly rentals to commence again on the first day of the month following completion of said repairs or rebuilding of said improvements. Lessees shall pay when due any and all insurance premiums as heretofore stipulated.

7. Lessors hereby expressly give and grant to Lessees an Option to purchase the aforesaid demised property, which Option shall extend during the entire term of this Lease Agreement. Said Option may be exercised by the Lessees by giving written notice to the Lessors of the former's intent to exercise the said Option and by, thereafter, paying to the said Lessees a sum representing the principal balance then due on the deferred balance of ONE HUNDRED TWENTY ONE THOUSAND (\$121,000.00) DOLLARS set forth in paragraph 1, subsection [b]. Upon exercise of said Option by said Lessees in payment of the aforesaid principal balance then due, this Lease Agreement shall forthwith terminate, cease and abate and be no longer binding upon either of the parties hereto. Simultaneously with payment of said Option sum as aforesaid, Lessors shall deliver to the Lessees a deed in due form of law, with requisite documentary stamps thereto affixed and with dower thereon properly renounced, conveying to the Lessees a good, fee simple merchantable title to the real estate covered by this Lease Agreement, free and clear of all liens and encumbrances except such easements, rights-of-way or claim of the public in and to

A Susan Bryner
James E. Murrick Page Four

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