

balance of approximately Forty-Five Hundred and no/100ths Dollars (\$4,500.00) and payments of Two Hundred Fifty and no/100ths Dollars (\$250.00) per month.

As a part of the consideration for this Lease and Agreement, Seller gives to Purchasers the right, privilege, and option of purchasing the above described property during the continuance hereof. This option may be exercised by payment in full of the First Citizens mortgage hereinabove referred to and assumption of the Union National Bank mortgage, and the option price shall be the aggregate of said mortgages; provided, however, that all payments made as rent during the continuance of this Lease and Option shall be credited on the purchase price so that the purchase price at any given moment is the balance due on the aforesaid two (2) mortgages. This Lease and Option shall continue so long as Purchasers pay the payments on the aforesaid two (2) mortgages, maintaining them on a current basis, with all such mortgage payments being made prior to the date in each month that late charges are assessed. Should the Purchasers default in the payment of either of said mortgages, and should any demand be made upon the Seller herein for payment, the Seller will give the Purchasers ten (10) days written notice to remedy the default, and upon their failure to remedy said default, this Lease and Option shall terminate and be null and void, with all payments heretofore made being retained or accrued by the Seller as rent and liquidated damages.

Upon compliance with the terms hereof and the payment of the purchase price in the amount hereinabove described, Seller agrees to execute and deliver to Purchasers a good, fee simple, warranted deed to said property free and clear of all liens and encumbrances with the exception of the mortgage of the Union National Bank hereinabove referred to.

Any and all taxes, insurance, taxes and assessments accruing during the term hereof shall be the responsibility of