

free of liens or other encumbrances, to the Lessee upon payment of said purchase price as outlined hereinabove.

Lessor agrees that the Lessees have the right to terminate this Agreement at any time prior to the natural expiration of the term upon giving the Lessor thirty (30) days written notice, but it is further agreed by the parties that in such an event all monies paid by the Lessee to the Lessor as rent under this Agreement shall be forfeited by the Lessee and kept by the Lessor as liquidated damages for such early termination.

TO THE FAITHFUL PERFORMANCE OF THIS LEASE AGREEMENT, as written, the Lessor and Lessee, their respective heirs, executors, administrators, and assigns bind themselves to the full performance hereof.

IN WITNESS WHEREOF, the parties have executed and delivered this Lease Agreement with Option to Purchase for the purposes stated herein.

Witnesses:

p. Gray Walsh

Betty C. Pinnis

p. Gray Walsh

Betty C. Pinnis

LESSOR:

Victor E. Fimp

LESSEE:

Leroy S. Moul