

LEASE WITH OPTION TO PURCHASE

If the LESSEE exercises such option, the LESSOR shall convey to LESSEE a good general warranty deed free and clear of any liens or encumbrances except for applicable restrictions and/or zoning requirements.

It is expressly agreed that LESSEE shall be responsible for all property taxes on the premises.

The LESSEE shall have the right to prepay this LEASE WITH OPTION TO PURCHASE in full without penalty; however, LESSEE may not pay any monthly payment over the \$ 100.00 per month unless it is a payment in at least the minimum amount of \$ 500.00.

It is further expressly agreed and acknowledged that the LESSEE has paid as a downpayment to the LESSOR herewith the sum of \$ 200.00, which shall be applied to the total due hereunder.

The LESSEE acknowledged that they are aware of Protective Covenants and Restrictions on said property and have read same.

THIS AGREEMENT embodies the entire agreement of the parties, and time is of the essence.

WITNESS our hand(s) and seal(s) this 15th day of June, 19 84.

IN THE PRESENCE OF :

SUN LAND PROPERTIES, INC.

John W. Jansworth
WITNESS

BY Donald J. Williams, Pres. (SEAL)

Marian T. Skelton
WITNESS

POSITION: _____
LESSOR

John W. Jansworth
WITNESS

Danny H Waters (SEAL)
LESSEE

Marian T. Skelton
WITNESS

Pam Waters (SEAL)
LESSEE

