

until February 28, 1985. This sum is non-refundable, however, said sum shall be applicable to the purchase price described hereinafter. Should the Lessee wish to extend said option for an additional six (6) months until August 31, 1985, Lessee shall give the Lessor written notice thirty (30) days prior to March 1, 1985. Additionally, on or before March 1, 1985, Lessee shall pay the sum of Two Thousand (\$2,000.00) Dollars to the Lessor if Lessee wishes to extend said option for the additional six (6) months until August 31, 1985. Should the Lessee not wish to extend this option beyond February 28, 1985, the lease provisions of Section I are void, and the Lessee agrees to vacate the premises immediately and execute a release terminating this document.

Should the Lessee exercise the option to purchase, the sales price shall be One Hundred Nine Thousand (\$109,000.00) Dollars; less, however, Two Thousand (\$2,000.00) Dollars paid herewith and any sums paid toward the extension of the option herein. In no event shall the monthly lease payments specified in Section I be credited toward the sales price.

Should the Lessee exercise the option to purchase, the Lessee shall give the Lessor at least thirty (30) days written notice of the intention to purchase. In such event, Lessor warrants and covenants that, upon payment of the sales price, Lessor shall deliver to Lessee a duly executed and recordable general warranty deed conveying fee simple title to said premises to Lessee, free and clear of all encumbrances, liens, assessments or conditions excepting only those easements, rights-of-way, restrictions, covenants and conditions which are a matter of public record and/or actually existing upon the ground affecting said premises.

Should the Lessee exercise the option to purchase, the parties further agree as follows:

1. Curtains in the den and all window shades shall remain in the house; the ceiling fan in the den shall not remain.
2. Taxes shall be pro-rated as of the day of the closing; Lessor shall pay for the documentary stamps on the deed.
3. All other closing costs shall be the responsibility of the Lessee.

This document full and completely embodies the agreement between the parties hereto. Any change, to be binding upon the parties, must be by document