

payment charges or to cancel its mortgage by reason of such payments being in arrears, then the Landlord shall be liable to Tenants for all additional financing costs sustained by the Tenants during the term of this Lease and Option. Such damages shall include the costs of any additional interest or late charges caused by the delinquent payments. On the other hand if any such actions of the Mortgagee arise out of the failure of the Tenants to make payments promptly, then the Tenants shall be liable to the Landlord for all damages sustained by the Landlord as a result of any default of the Tenants.

14. Landlord does hereby agree to grant to Tenants the Option and right to purchase the leased premises, on the terms and conditions set forth below, on or before the 30th day of September 1987.

The terms and conditions are:

15. The Option shall be effective as of the date of signing and shall expire at twelve o'clock noon, September 30, 1987. Time is of the essence.

16. a. The price shall be the sum of One Hundred Thirty-Five Thousand and No/100 (\$135,000.00) Dollars, of which the sum of Three Thousand and No/100 (\$3,000.00) Dollars has been paid to the Robinson Company to be applied against the purchase price, receipt of which is hereby acknowledged.

b. The additional sum of Forty-Two Thousand and No/100 (\$42,000.00) Dollars shall be paid on or before September 20, 1984.

c. Upon the exercise of the Option, the sum of Ninety Thousand and No/100 (\$90,000.00) Dollars shall be paid as follows:

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