

above.

19. Landlord agrees to pay the cost of obtaining certification by a recognized insect extermination company that the premises are free from infestation by termites or other wood boring insects at the time when Tenants take possession.

20. Upon the Option exercise date the balance of the purchase price remaining unpaid after deducting the lease payment credits shall be due and payable.

21. Upon the payment by the Tenant to the Landlord of the purchase price, the Landlord shall execute and deliver a general warranty deed conveying good marketable title to the premises in fee simple free and clear of all liens and encumbrances except for easements, restrictions, covenants and encumbrances of record or which are presently known by Tenants.

22. All closing costs other than Landlord's attorney's fees, preparation of Deed and documentary stamps shall be borne by Tenants.

23. In the event that the above referenced Mortgagee calls its mortgage due or increases the interest as a condition of allowing the mortgage to remain outstanding, the Tenants shall at their option pay the balance owed upon the purchase price immediately or the monthly payment shall increase by the amount that the monthly financing costs of Landlord increases. In no event does any change in the interest rate or the mortgage being called due change any other obligations under this LEASE AND OPTION except to increase the monthly payment by an amount equal to the increase in payment of the mortgage to Carolina

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