

be made in the following manner. If the option is exercised during the term of this lease, i.e., prior to December 15, 1984, then the Lessee (Purchaser) shall deliver to the Lessor (Seller) a Note and First Mortgage in the amount of \$250,000.00 less a credit of \$250.00 per month for each month's rent received in hand by the Lessor prior to the exercising of this option. Said Note and Mortgage to continue for the original term of this Lease, until January 15, 1985, at a monthly payment of \$1,000.00 which payment shall consist of the total interest due by Lessee (Purchaser) through said January 15, 1985, but with no principal reduction. At the end of the term of this lease the Purchaser shall deliver to the Seller a principal payment of \$50,000.00 less a credit of \$250.00 per month for each month's rent received in hand by the Seller under the original terms of this lease. The remaining balance of the Note and First Mortgage shall be amortized, based on a 30 year amortization at a rate of 11% per annum, with monthly payments of principal and interest, with the total outstanding principal balance being due and payable at the end of the 36th month. If Lessee fails to exercise option prior to at least 30 days before the expiration of the original term of this Lease, but does exercise said option within the final 30 day period of this Lease (December 16, 1984 to January 15, 1985), then Lessee (Purchaser) will deliver to Lessor (Seller) a cash down payment of \$43,250.00 and a Note and Mortgage for \$193,250.00 at a rate

TV  
CH  
*[Handwritten signature]*