

8. Lease. Upon title to the Land vesting in Vendee, Vendee shall lease to Vendor, solely for use by Vendor as Vendor's personal residence, for a term beginning on the date title to the Land vests in the Vendee and terminating on February 28, 1985, the Land and all buildings thereon, for One Dollar (\$1.00). During the term of said lease, Vendor shall:

(i) keep and maintain the building situated upon the Land in the same condition as received by Vendor;

(ii) defend, indemnify, save, and hold Vendee harmless from and against any loss or expense arising as a result of any change or loss to any property on the Land (including the building thereon and any property within said building) or any injury to any person on the Land (or in the building thereon) arising as a result of any act, or any negligent act, of Vendor or any other person occurring on the Land or in, or on, the building thereon, or arising as a result of the use of the Land or the building thereon by any person whatsoever, or arising from the failure of Vendor to keep and maintain the building situated upon the Land in the same condition as received by Vendor;

(iii) maintain fire, casualty, and extended coverage insurance of not less than ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) for each occurrence, naming Vendee as an additional insured, and comprehensive liability insurance, naming Vendee as an additional insured, of not less than ONE HUNDRED THOUSAND (\$100,000.00) for injury to any one person and THREE HUNDRED THOUSAND (\$300,000.00) for injuries arising as a result of any one occurrence. Vendee Shall reimburse Vendor for the cost of insurance maintained by Vendor as required pursuant to the terms of subparagraph 8(iii) hereinbefore;

(iv) return the Land and the building situated upon the Land to Vendee on February 28, 1984, in the same condition as received by Vendor, normal wear and tear excepted.

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