

The rental for said one year period shall be Eight Hundred Twenty and no/100 (\$820.00) Dollars, which amount shall be paid in equal monthly payments of Seventy and no/100 (\$70.00) Dollars, payable in advance on the first day of each month commencing on July 1, 1957. In the event of default in the payment of any monthly rental and which shall remain unpaid for a period of thirty (30) days, the Lessor shall have the right at his option to declare said Lease terminated and the full amount remaining unpaid under said Lease shall be immediately due and payable as liquidated damages.

The Lessor hereby grants to the Lessee at any time during the period of this lease the right and option to purchase the within-described property for the sum of Nine Thousand Five Hundred and no/100 (\$9,500.00) Dollars and to apply all rental paid during the term of said Lease to said purchase price; provided, however, that the Lessee, W. W. Prister, shall bear any and all expenses incidental to obtaining a new loan for the purpose of purchasing said property in accordance with the foregoing provisions.

It is further understood and agreed between the parties that in the event the Lessee exercises said option and applies for V.A. or F.H.A. financing, or any other type financing, which may delay the closing of said sale until after the expiration of the twelve (12) months period of said Lease, then the Lessee agrees that he will continue to pay the sum of Seventy and no/100 (\$70.00) Dollars per month as hereinabove provided until the final closing and full payment made to the Lessor for said property.

This agreement shall be binding upon the heirs, executors, and administrators of each of said parties.

WITNESS the hands and seals of the parties hereto

(Continued on Next Page)