

6. In the event Buyer exercises this option, and Owner is able to convey good and marketable fee simple title to Buyer, free and clear of all liens and encumbrances, Buyer shall pay to Owner, relocation money in the amount of Twelve Thousand and no/100 (\$12,000.00) Dollars, at closing.

7. In the event Buyer exercises this option, Owner shall convey to Buyer good and marketable fee simple title to said property by warranty deed with dower renounced, free and clear of all liens and encumbrances. Taxes shall be prorated as of the date of closing. If Owner is unable to convey good and marketable fee simple title to said property to Buyer, all option money paid shall be refunded.

8. In the event this option is exercised by Buyer, closing shall take place within ninety (90) days of notice of Buyer's intention to exercise the option. Owner shall pay no real estate commission.

This option agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, personal representatives, successors and assigns of Buyer and Owner.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 3rd day of May, 1972.

Witnesses:

Brookus D. ...
Junewood

John Perry Smith (SEAL)
John Perry Smith
"Owner"

CIBA-GEIGY Corporation

[Signature]

By Philip L. Geisz (SEAL)
"Buyer"

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