

contents of the home and shall carry adequate insurance upon the contents to protect all interested parties. Lessee agrees to maintain the interior portion of the premises in good repair at all times.

OPTION TO PURCHASE: It is agreed by and between the Lessors and Lessee that the Lessors do hereby grant to the Lessee an option to purchase the demised premises for the sum of Fifty Thousand Dollars (\$50,000.00) and the Lessors further agree that said option shall remain in full force and effect for a period of twenty (20) years of date and shall survive the terms of this lease in the event that it or its successor terminates. This option shall be binding upon the Lessors jointly, severally or in the alternative and their heirs and assigns, with the specific understanding that all monies paid to Lessors in the form of rent and/or improvements on said premises by Lessee shall be applied to the purchase price of Fifty Thousand Dollars (\$50,000.00) by reducing said purchase price in an amount equal to the rent and/or improvements on said demised premises including materials and/or labor, paid up to and including the time of the exercising of the option. Lessors further warrant that should the option be exercised that the Lessors shall convey to the Lessee a marketable title in fee simple absolute. The closing of the transaction shall take place within 30 days of the receipt of the written notice from Lessee to Lessors notifying them of the Lessee's intention to exercise said option. In the event the Lessee shall not desire to exercise the option to purchase, then and in that event, the terms and conditions of this lease shall be binding upon the parties hereto for the remainder of the term of the lease or any renewal thereof.

RENEWAL OF LEASE: Lessee by giving Lessors 60 days written notice prior to the termination of this lease shall have an option to renew this lease in its entirety under like terms and conditions for an additional six (6) year period.

QUIET ENJOYMENT: As long as the Lessee performs all of the covenants and conditions of this lease and abides by the rules and regulations he shall have peaceful and quiet enjoyment of the demised premises for the term of this lease.

IN WITNESS WHEREOF the Lessors and Lessee have executed this lease this day and year first above written.

WITNESSES:

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R.B.E.
V.K.E.
P.B.H.

<u>Pamela B. Herring</u>	<u>Ruby B. Eison</u> LESSOR
<u>Pamela B. Herring</u>	<u>Virginia K. Eison</u> LESSOR
<u>Pamela B. Herring</u>	<u>Mertle Knott Betts</u> LESSEE

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