

period Lessees wish to purchase the property, however, they disagree with the fair market value quoted to them by Lessors, then, after having given notice of their disagreement by registered mail, return receipt requested to Lessors within the 60 day period, Lessees shall then have thirty (30) days in which to obtain an appraisal by a qualified appraiser. The appraiser shall hold an M.A.I. designation or similar designation. Once the figure is determined, it shall be transmitted to the Lessors in writing. If the Lessors accept the Lessees' evaluation in writing, that figure shall be the final determination as to fair market value. If, however, Lessors do not accept the Lessees' appraiser's evaluation, then they shall notify Lessees in writing and appoint, at Lessors' expense, a qualified appraiser possessing qualifications similar to those of Lessees' appraiser. The two designated appraisers shall then appoint a third appraiser between them and the three shall arrive at the fair market value of the property which shall be binding upon the Lessors and the Lessees.

Once the purchase price has been determined and the right of first refusal with the option to purchase has been accepted by the Lessees', if same is accepted, the closing of the property shall occur within thirty (30) days of acceptance or of fair market value determination.

QUIET ENJOYMENT: As long as the Lessees perform all covenants and conditions of this Lease and Option to Purchase, they shall have the peaceful and quiet enjoyment of the demised premises for the term of the Lease.

IN WITNESS WHEREOF, the Lessors and Lessees have executed this Lease and Option to Purchase this day and year first above written.

WITNESSES:

[Handwritten signatures of witnesses]

Thomas L. Hawkins
 THOMAS L. HAWKINS, LESSOR

Doris R. Hawkins
 DORIS R. HAWKINS, LESSOR

Michael L. Macomber
 MICHAEL L. MACOMBER, LESSEE

Handwritten notes:
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