

ordinances governing at the time. Any damage caused to the premises by the Tenant's erecting or removing or such signs will be repaired promptly by the Tenant at the Tenant's expense.

19. If the Tenant complies with the terms and conditions of this Lease Agreement, then at any time during the term of this Lease, or any extension thereof, the Tenant shall have the right to purchase the property hereinabove generally described in Paragraph 1, subject to the following terms and conditions:

(a) The Tenant may exercise this Option at any time during the option period by delivering the written notice of such exercise by hand or depositing a written notice of the exercise of the Option in the United States Mail by certified or registered mail, return receipt requested, addressed to the Landlord at the Landlord's address as hereinabove set forth. The exercise of the Option shall be effective as of the date of mailing, not as of the date of receipt of the notice. Time is of the essence in the exercising of this Option.

(b) If said Option is exercised, the Tenant shall pay unto the Landlord the purchase price as shall be then determined by three licensed realtors, one of whom shall be selected by the Landlord, one of whom shall be selected by the Tenant, and the third of whom shall be selected by the other two appraisers. The purchase price shall be the average of the appraisals as determined by the three aforementioned appraisers. Both the Landlord and the Tenant shall select their respective appraisers, and written appraisals should be delivered by the appraisers to the Landlord and the Tenant within sixty (60) days from the date of Tenant's notice to Landlord of its intention to exercise this Option to Purchase. The Landlord shall pay for

RECEIVED

74325 (RV.2)