

1. The consideration to be paid by the Optionee to the Optionor shall be Sixty-Seven Thousand Five Hundred and No/100 (\$67,500.00) Dollars to be paid at the time the deed to the Optionor is delivered.
2. The Optionor will convey the real estate above described to the Optionee by a general warranty deed, free of building restrictions of any kind, with taxes and rents, if any, to be prorated as of the date of the closing of sale, Optionor to pay for the preparation of the deed and stamps thereon.
3. Optionee shall have a reasonable time to examine, perfect and insure the title to said real estate and Optionee's obligation to accept a conveyance thereto and to pay the consideration therefor shall be conditional upon the perfection of such title. Upon the closing of the sale Optionor agrees to deliver possession of the premises to the Optionee, vacant and free from the rights of the tenants thereon.
4. In the event this Option shall be exercised as aforesaid, Optionor covenants and agrees to pay, satisfy and discharge all mortgages and other liens and encumbrances on said real estate or parts or sections thereof, except ad valorem taxes for the then current year, and shall deliver to Optionee prior to delivery of said warranty deed above mentioned proper instruments suitable in form for recording evidencing the payment, satisfaction and/or discharge of said mortgages and other liens and encumbrances.
5. The Optionor herein agrees that he will indemnify and hold the Optionee, its successors and assigns, harmless against any claim for real estate commissions or brokerage fees of any kind in the event the Optionee should exercise this Option to purchase the above described property.

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