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then the rent shall be Six Hundred (\$600.00) Dollars per month, payable in arrears, for the entire four (4) year period.

3. It is agreed that the Lessee shall pay to the Lessors the sum of One Thousand (\$1,000.00) Dollars as security deposit. If Lessee breaches this lease within the first year of the lease's existence, then the security deposit shall be forfeited unto the Lessors. If Lessee fulfills the terms of this lease during its entire existence, then upon termination of the lease said security deposit shall be refunded by Lessors unto Lessee. Security deposit shall be applied toward the purchase of the property in the event Lessee exercises his option to purchase.

4. In the event Lessee exercises his option to purchase as per the terms of Item 1 above, the sales price at that time shall be Seventy Thousand (\$70,000.00) Dollars. Itemization of such price is as follows:

a. Building and Lot	\$36,000.00
b. Equipment	7,500.00
c. Goodwill	26,500.00

Total Sales Price	<u>\$70,000.00</u>
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Terms of payment shall be by owner financing at the bank rate of interest then and there prevailing.

5. The Lessors will during the term of this lease pay all Federal, State, County, and City taxes on the real property. All other taxes associated with the operation of a business by the Lessee on the subject property are the responsibility of the Lessee.

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