

(2) The Lessee shall have and receive credit upon the purchase price for all rental payments made hereunder prior to the time said option is exercised.

(3) Lessee shall give notice in writing to Lessors of intention to purchase and Lessors shall immediately deliver to Lessee an Abstract of Title showing marketable title to be vested in the Lessors; in the event said title is not marketable Lessors shall immediately clear said title at their own cost.

(4) When said title is determined to be marketable the Lessee shall immediately pay the balance then due on said purchase price to Lessors and Lessors shall upon receipt of payment in full deliver their deed to Lessee conveying the above lands and warranting the title thereto against outstanding interests, equities, liens and encumbrances.

The Lessors agree that in the event that the Lessees shall decide to quit the leased premises during the term herein granted and shall give Lessors sixty days notice to that effect, then and in that event this Lease and the term hereby granted shall cease, determine and be absolutely void.

The Lessors agree that payment of the rent as herein required and the performance of all covenants by the Lessee as required herein shall entitle the Lessee to quietly hold the above premises for the term of eleven years without suit, hindrance, eviction or molestation by the Lessors or anyone claiming through them; the Lessors agree to pay all taxes when due and to keep the premises free and clear of liens and encumbrances, and in the event of the Lessors failure to so perform, the Lessee may pay the same and deduct any amount so paid from the rents due herein. The Lessors further covenant that they stand seized of a title in fee simple to the above lands and that they will stand ready to convey a fee simple title at all times through-out the term herein granted in accordance with the covenants and provisions of this agreement, and that they will defend said title at all times and in the event of their failure to do so the Lessee may do so on their behalf and make adjustments against the rents required herein for any sums expended by Lessee in defense of Lessors' title.

Lessors agree that Lessee may fence in a strip of ground thirty-five (35) feet in width and immediately adjoining the North side of the lands herein leased and running the full length thereof at its option; said fence to conform with the fencing requirements hereinabove set forth, and said strip of land to be used by Lessee and the public in general as a street.