

and,

It is agreed between the lessor and lessee that the payments for renewal of said lease and option, made for the renewal of said lease for the term from the 30th day of April, 1923, to the 30th day of April, 1924, and subsequent to that date, shall be credited on the said purchase price. To illustrate if on April 30, 1923, the lessee shall pay to the lessor the sum of five thousand dollars, (\$5000.00) for a renewal of this lease and extension of option to purchase for one year from that date the purchase price, if said option is extended within that year, shall be the sum of ninety thousand dollars (\$90,000.00) plus the rental for the year of seventy two hundred dollars (\$7200.00). And if, having ^{made} such payment and extended the option, it is again extended by payment on April 30, 1924, the purchase price for the property, if the option were exercised during that year, would be the sum of eighty five thousand dollars, (\$85,000.00) plus the sum of sixty eight hundred dollars (\$6,800.00) the rent for that year. And the purchase price for the ensuing years, assuming the option to have been kept in effect during such period, would be as follows:

YEAR ENDING	PURCHASE PRICE	RENT	TOTAL PURCHASE PRICE.
April 30, 1926	\$80,000.00	\$6,400.00	\$86,400.00
" " 1927	75,000.00	6,000.00	81,000.00
" " 1928	70,000.00	5,600.00	75,600.00
" " 1929	65,000.00	5,200.00	70,200.00
" " 1930	60,000.00	4,800.00	64,800.00
" " 1931	55,000.00	4,400.00	59,400.00
" " 1932	50,000.00	4,000.00	54,000.00
" " 1933	45,000.00	3,600.00	48,600.00
" " 1934	40,000.00	3,200.00	43,200.00
" " 1935	35,000.00	2,800.00	37,800.00
" " 1936	30,000.00	2,400.00	32,400.00
" " 1937	25,000.00	2,000.00	27,000.00
" " 1938	20,000.00	1,600.00	21,600.00
" " 1939	15,000.00	1,200.00	16,200.00
" " 1940	10,000.00	800.00	10,800.00
" " 1941	5,000.00	400.00	5,400.00

In event the lessee shall fail to make payment of any sum or sums of money due to the lessor hereunder, at the time when the same is due and payable, and the lessor shall place the same in the hands of an attorney for collection, or institute suit thereon, the lessee agreed to pay to the lessor ten per cent of such amount as attorney's fees for the collection thereof, it being understood that this provision is continuous, and that the enforcement of one or more of such demands shall in no wise affect the liability of the lessee for liability ^{under} this paragraph to pay attorney's fees for the enforcement of lawful demands subsequently arising.

It is understood and agreed that in event of the exercise by the lessee of the option to purchase, the purchase price, together with all rents for the year, shall be fully paid to the lessor in cash, and that the mere notice of the intention to exercise the option without payment of the total purchase price, within sixty (60) days after such notice and with the year for which the option has been paid, shall be without force or effect. It is agreed, however, that the provision hereinabove set out that the full amount of the purchase price shall be paid in cash, in event the option to purchase shall be exercised by the lessee as herein provided, shall be subject to the single exception, and it is agreed, that if the said lessee gives notice of his election to exercise his option to purchase as hereinabove provided, and pays all of the balance of the purchase price in cash, an amount not exceeding thirty thousand dollars, (\$30,000.00) such amount if less than thirty thousand dollars to be a multiple of five thousand dollars (\$5,000.00) may be deferred by lessee executing to the lessor, his promissory notes, properly signed, and with proper revenue stamps affixed, for the amount of the purchase price not exceeding thirty thousand dollars (\$30,000.00) he, the lessee desires to defer, such notice to be for the principal sum of five thousand (\$5000.00)