

# LEASE WITH PURCHASE OPTION

BY THIS AGREEMENT made and entered into on 3/2, 03 (year),  
 between Mr + Mrs Gerald B Lee,  
 and Michael McKinney,  
 Lessor leases to Lessee the premises situated at 8004 Overton,  
 the City of Raytown, County of Jackson, State of Missouri,  
 and more particularly described as follows: deed will follow if accepted.

together with all appurtenances, for a term of one years, to commence on March 15, 2003 (year), and  
 to end on March 15, 2004 (year), at 12 o'clock A. m.

Rent may be prorated  
 1. Rent. Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of Eight hundred  
thirty & no Dollars (\$ 850) per month  
 in advance on the 15 day of each calendar month beginning March 15, 2003 (year), payable at  
13413 E. 51st St., City of Kansas City 64133, State of  
Missouri, or at such other place as Lessor may designate.

2. Security Deposit. On execution of this lease, Lessee deposits with Lessor Two thousand & no  
 Dollars (\$ 2000), receipt of which is  
 acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee,  
 without interest, on the full and faithful performance by him of the provisions hereof.

3. Quiet Enjoyment. Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee  
 shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term. Security Deposit  
Will Not Be refunded To Lessee for any Reason, however, credit will be given

4. Use of Premises. The demised premises shall be used and occupied by Lessee exclusively as single family,  
 and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for any other  
 purpose. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental  
 authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected  
 thereto, during the term of this lease.

5. Condition of Premises. Lessee stipulates that he has examined the demised premises, including the grounds and all  
 buildings and improvements, and that they are, at the time of this lease, in good order, repair, and in a safe, clean, and  
 tenantable condition.

6. Assignment and Subletting. Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or  
 grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting,  
 concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license.  
 An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting  
 by operation of law, shall be void and shall, at Lessor's option, terminate this lease.

7. Alterations and Improvements. Lessee shall make no alterations to the buildings or the demised premises or construct  
 any building or make other improvements on the demised premises without the prior written consent of Lessor. All  
 alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception  
 of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by  
 written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the  
 expiration or upon sooner termination of this lease.

8. Damage to Premises. If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty  
 not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly  
 repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to

hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

**19. Binding Effect.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

**20. Radon Gas Disclosure.** As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in . Additional information regarding radon and radon testing may be obtained from your county public health unit.

**21. Lead Paint Disclosure.** "Every purchaser or lessee of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller or lessor of any interest in residential real estate is required to provide the buyer or lessee with any information on lead-based paint hazards from risk assessments or inspection in the seller or lessor's possession and notify the buyer or lessee of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

**22. Purchase Option.** It is agreed that Lessee shall have the option to purchase real estate known as:

8004 Overton

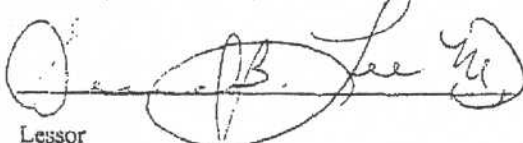
Laytown Mo. 64138

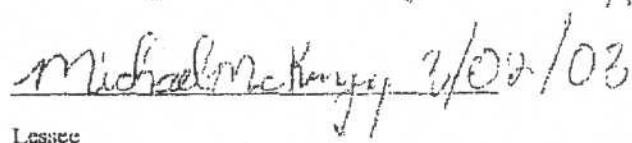
for the purchase price of Twenty nine thousand nine hundred & 00 Dollars (\$99,900) with a down payment of Two thousand & 00 Dollars (\$2000) payable upon exercise of said purchase option, and with a closing date no later than 365 days thereafter. This purchase option must be exercised in writing no later than March 15 2004 (year), but shall not be effective should the Lessee be in default under any terms of this lease or upon any termination of this lease.

Michael McKenney agrees to carry renters insurance and provide proof.

IN WITNESS WHEREOF, the parties have executed this lease on the day and year first above written.

Lessee agrees to sign Formed contract made up by an attorney of the state of Missouri

  
Lessor

  
Lessee

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.