

LEASE/PURCHASE AGREEMENT

This agreement is made between Homestead Crossing Inc, a Missouri Corporation, (Seller), and Tom Jones, 123 Main Street, Anywhere, USA 99999, (Buyer). It is agreed between the parties as follows:

1. Seller hereby agrees to lease and sell to Buyer, and Buyer agrees to lease and buy, the premises described as follows:

The South Half (S1/2) of the Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) Section 19, Township 26 North, Range 12 West, Douglas County, Missouri. (Parcel contains 20 acres more or less)

2. The sale price for the property is Thirty Two Thousand Nine Hundred and no/100 Dollars (\$32,900.00).
3. Buyer shall pay Seller Four Hundred Dollars (\$400.00), as the down payment and earnest money, receipt of which is hereby acknowledged by Seller's signature below. Buyer also agrees to pay the first month's payment of \$340.00, along with the down payment, receipt of which is also acknowledged by Seller's signature below.
4. Buyer agrees to pay Seller the balance of Thirty Two Thousand Five Hundred and no/100 Dollars (\$32,500.00) as set forth below.
5. Buyer will be responsible for taxes for 2014 and thereafter as part of this lease/purchase agreement and to reimburse Seller for them if paid by Seller.
6. It is further agreed that:
 - a. The monthly payments shall be \$340.00 and are due on the 15th of the month. After a total of 36 lease payments have been made this agreement will become a Purchase Contract or a Deed with note and Deed of Trust (Buyer's choice) with half of all the payments paid to that point being subtracted from the sale price. Any extra money paid will also be deducted in full from the sale price. Seller will finance the remaining balance at \$340 a month including interest.
 - b. The next payment, after the one paid with the down payment, will be due June 15, 2014 and on the 15th of each month thereafter, until the total amount has been paid in full. Any payment not received by the 25th of the following month is subject to a late fee of \$10.00 plus a Dollar a day until paid on each missed payment.
 - c. The interest rate on the unpaid balance of the contract shall be 9.75% per annum and will start to accrue on May 15, 2017.
 - d. Buyer may pay off all or part of the balance at any time with no penalties and unless the property has been paid in full may, after 36 months, switch to a deed with a note and deed of trust on the balance as, desired. No credit check, qualifying or additional fees will be required other than recording fees of about \$55.00.
 - e. In the event of any breach of the payment or any other allowed charges, or other breach of this contract, Seller shall have full rights to terminate this contract and re-enter and re-claim possession of the premises, in addition to such other remedies available to Seller arising from said breach, all monies paid, property transferred and improvements made to the property will be retained by Seller, as liquidated damages.
 - f. Seller and Buyer agree that this contract shall not be deemed to be in default unless Buyer is more than 30 days behind on a payment. Payments apply first to late fees, if

- any, then interest, if any, and then to principal.
- g. This property is sold subject to an easement over and across the existing road 32 feet wide for the use of adjoining property owners, their heirs, assigns or designates, for the purposes of ingress and egress and utilities and has a reciprocal easement for the use of Buyers as necessary to insure access and utilities.
 - h. Buyer agrees to carry liability insurance on the property as he deems necessary, but in any event to hold Seller harmless regarding any claims involving injuries to anyone relating to the property.
 - i. It is agreed that upon payment in full of this agreement Buyer shall received a free and clear warranty deed to the above described property.
7. This agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns, and personal representatives.
8. Additional terms:
- a. Buyer may not transfer, sell or assign this agreement or any interest in the property without Seller's written permission, which shall not be unreasonably withheld.
 - b. No mobile homes are allowed on this property.
 - c. Buyer may not build within 50 feet of the property lines or 100 feet of the road.
 - d. All trash must be kept in appropriate containers and no dumps, landfills or trash piles are permitted except for brush piles.
 - e. Not more than three unlicensed vehicles (excluding off-road vehicles, boats and trailers) shall be parked on the property for more than 30 days unless they are stored in a garage or covered. Parking and use of RVs, to include travel trailers, is permitted at anytime.
 - f. No trees larger than four inches in diameter at chest height may be cut without Seller's written permission, except for a building site and driveways and parking areas.
 - g. No commercial raising of dogs (i.e. not more than 5 dogs) is allowed on this property. No Pit Bull dogs are allowed on this property.
 - h. If Buyer lives on the land Buyer must install a human waste disposal system of some type, such as an outhouse, septic, composting toilet or other means of dealing with the waste in a sanitary manner.
9. It is understood and agreed that Buyer is to have full use and possession of this property during the period of the lease portion of the agreement the same as if he owned it with the right to use said property as he sees fit.
10. All payments to be sent to Seller at the website at www.homesteadcrossinginc.com or by mailing to PO Box 267, Willow Springs, MO 65793, or wherever directed by Seller in writing.

(BUYER)

(SELLER)

Signed May ____ 2014

Signed May _____ 2014

Tom Jones
555-555-5555

Homestead Crossing Inc,
Ed Johnson, Manager
417-252-1067