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Sixth--Should, in any year, the party of the second part not plant or raise any cotton, or if for any reason sufficient cotton is not made to meet the required payment for that year in cotton, then and in that event said payment shall be made in money, the amount to be paid to be determined by taking the per pound value of middling lint cotton as quoted on the opening of the market on the New York Cotton Exchange on the day the delivery was to have been made and multiplying by the number of pounds that were to have been delivered.

SEVENTH:-- The party of the second part agrees and it is expressly understood by the parties hereto that no more nor no less cotton can be delivered by the party of the second part in any one year nor can more than one installment be paid in cotton in any one year, unless by the mutual consent in writing to such effect is made by the parties hereto.

Eighth: The party of the second part agrees, so long as any part of the purchase consideration remains unpaid, to well and faithfully, in due season, in each and every year, pay, or cause to be paid when due, all taxes water or ditch assessments, ordinary and extraordinary, that may, for any purpose whatever; be levied or assessed now or hereafter, on said premises, or on this contract, beginning with the taxes for the year 1933 payable Dec. 31, 1933.

Ninth:--The party of the second part agrees to keep the buildings on said land insured in favor of the party of the first part in an amount and by a company to be approved by said party of the first part, against fire, lightning and windstorm, and to deliver the policies to the party of the first part. The party of the second part hereby waives his right to participate in the payment of any loss arising under said policies to the extent of the unpaid balance of this contract and authorizes full payment thereof to the party of the first part. In event of loss or damage to buildings by fire, lightning or windstorm prior to the date of delivery of possession to party of the second part, the loss proceeds shall be applied, by the party of the first part, on the purchase price or may be paid out in whole or in part for such repairs or rebuilding as may be approved by the party of the first part and the party of the second part agrees that the amount recovered for such damage or loss, and thus disbursed, shall be considered as full compensation for the repair or replacement of said buildings.

Tenth: If the party of the second part shall fail to pay any installment of taxes or any water, ditch or other assessment against the within described premises when due, or shall fail to keep the buildings insured as herein provided, the party of the first part may pay such taxes or assessments before or after the penalty attaches, or the premiums, upon the insurance policies, and the amount so paid shall become and be treated as a part of the purchase price hereunder, and such amount with interest thereon at 6 per cent, shall be payable upon demand.

ELEVENTH:--The party of the second part agrees not to commit, or allow, suffer or permit any other person to commit, any waste or damage to the said land or the appurtenances thereon and thereto belonging; and not to cut any timber or waste land without the consent in writing of the party of the first part.

THIRTEENTH:--It is further agreed that the said party of the second part, upon the execution of this contract and subject to any lease or rental contract that may be in force, or the rights of the person or persons in possession, if any, may lawfully enter upon said real estate and use and occupy it in the ordinary way, adapted to the class of farming contemplated hereunder, without injury or waste thereto, so long as no default shall have occurred in his obligations to be kept and performed hereunder, and upon the occurrence of any default upon the part of the party of the second part, all of his right to such possession and occupation shall cease, and the party of the first part shall thereupon have the right to immediately, or at any time thereafter re-enter and take the entire and exclusive possession of said premises and eject and dispossess the party of the second party, and the party of the second part hereby further agrees as a part of the consideration for being let into possession hereunder that at any time after and during any default by him, upon request he will peaceably and without opposition surrender up the possession of said premises and remove therefrom, but it is expressly understood and agreed that the retaking of possession by the party of the first part shall not operate to abrogate or cancel this contract or be treated as a rescission thereof; but the right of each party to perform or to exact performance shall remain in full force and effect, and that this contract shall, from that time on, stand as a contract, reserving possession in the party of the first part, until full and complete performance by the party of the second party, unless the contract is cancelled as hereinafter provided.