

pay all taxes that may accrue thereon and will keep the buildings situate on the said premises insured to the extent of the full insurable value with a reliable insurance company or companies and will keep the premiums thereon paid when due, and will cause any loss under said property to be payable to the said Frank Raysor and Mary H. Raysor to the extent of the insurance proceeds payable or to the extent of the unpaid balance due under this contract, whichever shall be the lesser, and in the event said buildings are only partially damaged the said Frank Raysor and Mary H. Raysor shall apply the proceeds from said insurance to the repair and restoration of said buildings without unreasonable delay, but in the event said buildings or either of them shall be completely and totally destroyed by fire or other casualty, the said Frank Raysor and Mary H. Raysor shall proceed to restore said building or buildings to an extent that the same, when restored, shall have a value comparable to the value of said building or buildings prior to said fire or other casualty, but in no event shall the said Frank Raysor and Mary H. Raysor be called upon to pay out in the restoration of said building or buildings any amount in excess of the amount of insurance collected by reason of said fire or other casualty.

IT IS UNDERSTOOD AND AGREED between the parties hereto that this contract is not intended to rescind or waive any of the provisions of the contract heretofore entered into by the parties herein on August 19, 1950, except as to the manner of payment of the purchase price stipulated therein.

IT IS UNDERSTOOD AND AGREED that this contract shall enure to the benefit of all parties hereto, their respective heirs, executors, administrators, and assigns, and shall be binding upon all parties of this contract and their respective heirs, executors, administrators, and assigns.