

Commercial "E"; if on the date of closing on January 2, 1953, said classification has been changed, amended or in anywise altered to prevent the building thereon from being used as an office for a general agent of a life insurance company, this contract shall be null and void and the down payment of Fifteen Hundred and no/100 (\$1,500.00) Dollars, as well as the One Hundred and no/100 (\$100.00) Dollars paid for said option, shall be returned to the Purchaser and this contract will then be deemed as fully performed.

By the same token, if the examination of the title to this property reveals any restrictions that would render the within property ineligible for business use, it shall be the responsibility of the Sellers to have said restrictions removed from the records not later than January 2, 1953, or upon failure so to do, this contract shall be null and void as provided for in the preceding paragraph of this item "4".

(5) The sellers now own a policy of fire insurance and extended coverage on the dwelling located on said premises in the amount of TWELVE THOUSAND Dollars and the Sellers have caused the company to issue an endorsement to said policy insuring the Purchaser against the hazards therein provided. In the event the house is totally or partially destroyed by any of the hazards insured against in said policy the proceeds thereof shall be paid to the Purchaser, and in such event the purchase price shall remain the same as provided for in paragraph "1" hereof. The Sellers covenant that said policy shall be kept in full force and effect until the closing of the trade on January 2, 1953.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

Witness:

Harry R. Stephenson  
Stephen B. Kendrick

Martha A. Scott (LS)

Laura Scott (LS)  
Sellers

W. J. [Signature] (LS)  
Purchaser