

4. Pending the time when a good fee simple warranty deed can be delivered by the Seller she agrees and does hereby lease the premises to the Purchaser for a period commencing October 1, 1953 and continuing for not exceeding 12 months from said date at the rate of \$75.00 per month payable on the first day of each month in advance. The Seller further agrees that at the time the sale is consummated by the delivery of the deed and payment of the purchase price, she will credit the Purchaser with the sum of \$25.00 for each and every month that the monthly rental has been paid, the total amount of this credit not to exceed \$350.00.

5. If the sale is not closed within 12 months from October 1, 1953, the \$350.00 mentioned in the last paragraph is to be applied on the rent for the next year at the same rental per month and after that period if the title to the property has not been cleared so that the deal can be consummated, this agreement of bargain and sale shall become utterly null and void.

2
G. M. H.
S. P. S.

6. Should this agreement be terminated for any reason the Purchaser agrees that he will return the property with the improvements that have been made to the Seller in as good condition as they now are, subject only to usual wear and tear.

7. The Seller agrees to carry fire insurance on the building in an amount not less than \$8,000 until the sale is closed or contract terminated and the Purchaser agrees to carry such insurance as he may desire on his personal property therein.

8. When the Seller has notified the Purchaser that she is in position to deliver title, the sale shall be closed within 60 days from such date and if the Purchaser has not previously exercised his option to pay for and accept title to Lot No. 16, he will then accept title to and pay for both lots.

9. It is mutually agreed that Lot No. 16 shall be valued for the purpose of this sale at \$500.00 and the Purchaser is given the option of buying said lot at this price at any time within the life of this agreement even if deed to Lot No. 15 cannot be delivered.

10. If the Purchaser takes both Lots 15 and 16 at the time of closing the sale, the \$500.00 paid or to be paid for Lot No. 16 shall be credited on the total purchase price leaving the balance there-