

In the event that a VA commitment is issued in connection with the proposed dwelling on lot no. 70, then and in that event, the purchaser does hereby agree to pay unto the seller the sum of Seven Hundred and no/100 (\$700.00) Dollars, as called for in said note above, ninety (90) days after the issuance of said commitment or when said loan thereon is closed, whichever may occur first, and in addition thereto, the purchaser does hereby agree that within a period not in excess of one hundred eighty (180) days after the issuance of the commitment on lot no. 70 that said purchaser shall have the right and option to purchase lots nos. 71, 72 and 73 for the additional sum of One Thousand Seven Hundred and no/100 (\$1,700.00) Dollars; it being understood and agreed that the purchaser, upon the giving of a note in the sum of Eight Hundred and no/100 (\$800.00) Dollars payable ninety (90) days thereafter, the seller will convey unto the purchaser lot no. 71 in order that a VA commitment might be obtained thereon and the purchaser herein does hereby agree to secure said Eight Hundred and no/100 (\$800.00) Dollar note by a mortgage junior in lien to the construction mortgage to be obtained with which to build said proposed dwelling on lot no. 71; likewise thereafter, the seller does hereby agree to convey as one unit only, lots 72 and 73 unto said purchaser for the purpose of obtaining a VA commitment in the construction of a house, upon receipt of a note in the sum of Nine Hundred and no/100 (\$900.00) Dollars secured by a mortgage on said lots 72 and 73, which mortgage shall be junior in lien to the construction mortgage placed on said lots; it being understood and agreed that in the event that said purchaser shall not exercise his option on lots 71, 72 and 73 the excess of Three Hundred and no/100 (\$300.00) Dollars herein paid for lot no. 70 shall be forfeited by the purchaser to the seller by way of rent and liquidated damages.

In the event that a VA commitment is unobtainable within the time customarily required to secure same, then and in that event, this agreement shall have no force and effect and shall be null and void and the necessary acts shall be done by both parties herein in order to place said parties in a position of status quo at