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of all surplus materials, plant, and rubbish off the premises, and that all materials shall be of the best grade.

3. The contractor shall provide all materials and perform all the work mentioned in said plans and specifications or shown on said drawings, it being understood and agreed that the contract anticipates a "turn-key job".

4. The contractor, builder, shall give all necessary notices to and obtain the necessary permits and sanction of the proper authorities in respect of the said work, and generally comply with the building and other regulations of such authorities, and indemnify the owner, buyer, from all fines or penalties, losses or otherwise incurred by reason of any breach of this stipulation.

5. The builder will at all times during the progress of the work keep the building in course of erection insured in the full value thereof from loss or damage by fire or other casualty, and shall do same at his own expense.

6. That the said construction, grading, landscaping and other work necessary for the completion of the contract shall be completed by the \_\_\_\_\_ day of \_\_\_\_\_, 1957, unless prevented by strikes, accidents, weather, or other reasonable cause, in which case the buyer will agree to extend the time and certify accordingly.

7. That the buyer is paying at the signing hereof the sum of Six Thousand and No/100 (\$6,000.00) Dollars, receipt whereof is hereby acknowledged by the builder, leaving a balance on said sales price of lot and contract price for building in the amount of Twenty Four Thousand and Five Hundred (\$24,500.00) Dollars, which shall be paid as follows:

a. That the builder will procure <sup>or</sup> place a loan on the said premises in an amount not less than Twenty Thousand (\$20,000.00) Dollars, and at a rate of not more than five and one-half (5½%) per cent interest, and for a period of not less than fifteen (15) years, and the buyer will assume said loan upon satisfactory completion of the work hereunder;

b. That the balance of not more than Forty Five Hundred (\$4,500) Dollars, will be paid by the buyer at completion and closing of the transaction, or by other means agreeable to the builder, it being understood and agreed that the agreement is that the balance shall be paid in cash in the full amount of \$4,500.00, or a lesser amount depending upon the amount of the mortgage assumed under Subdivision a of this paragraph, unless the builder at such later time agrees to other conditions.

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