

-VII-

The buyer shall keep the house located on premises in good repair, and if the acts or delicts of the buyer, including failure to make repairs, shall damage or threaten to damage the market value of the house the seller shall, at his option, demand that the buyer make the repair, and if such said repairs are not made within ninety days the seller shall have the right to terminate this contract as though for failure to make payments.

-VIII-

In the event that it should be necessary to bring legal proceedings to evict the buyer from the premises or to nullify this contract by reason of the buyer's breach thereof, the seller shall be entitled to have judgment against the buyer for attorney's fees in a sum not to exceed One Hundred Fifty and no/100 (\$150.00) Dollars.

*J.P.S.  
gand*

-IX-

At such time as the sums due under this contract and interest are paid in full to the seller, the seller shall deliver unto the buyer a good fee simple warranty deed with dower renounced, conveying unto the buyer an unencumbered, fee simple, marketable title to the land, except for the reservation of an easement as set forth below.

-X-

The seller reserves the right of ingress and egress over the private road now on the premises (or over any revisable relocation thereof) for the purpose of reaching other lands belonging to the seller. This ingress and egress shall be reserved for the benefit of

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