

day of the sale as they may deem wise and expedient under the circumstances.

The Party of the Second Part does hereby agree to furnish, on the day of the sale, a competent auctioneering force to cry the sale, marksmen to show the size of the lots being sold, and such other personnel as necessary to mingle among the crowd showing the advantages of the lots sold and creating interest among prospective buyers to bid on the sale; also, a bookkeeper to keep an accurate account of the sale, and all other help necessary in order to conduct the sale in a businesslike manner.

It is further understood and agreed that said sale will be conducted as an auction whereby prospective purchasers and bidders may bid upon and purchase any lot or lots offered for sale, provided, however, the Party of the First Part hereby expressly reserves the right to reject any bid made by reason of price, terms or any other reason satisfactory to the Party of the First Part.

The Party of the First Part does hereby agree that said property will be put into salable condition at its expense and that it shall bear the expense of all improvements to the property, including the cost of clearing and cleaning the property and surveying the property, and preparing such plats or diagrams as may be deemed necessary by the parties. The Party of the Second Part may make recommendations concerning the clearing process and the surveying of the same as to the best manner of subdividing the same.

It is further understood and agreed that, in consideration of the agreement herein by the Party of the Second Part to conduct such sale, the Party of the First Part shall pay unto the Party of the Second Part the sum of Fifteen Hundred Dollars (\$1,500.00) by way of fee for managing, overseeing and conducting