

expiration of the said ten days notice period go into possession of the property and should it become necessary for him to bring any legal proceeding to obtain possession then and in that event the purchasers shall be liable for all his costs and expenses, including ten percent attorney's fees in such proceeding.

Arthur L. Ritz agrees and contracts to deliver unto the purchasers or any person or persons they may designate a good fee simple title to the lands hereinafter described upon the purchasers having paid the full purchase price.

It is to be understood that the purchasers shall have the right to anticipate payment of the balance due on the purchase price as of the date of such anticipation and thereby discharge the entire obligation set forth in this contract and upon such payment being made the seller herein shall execute unto the purchasers named herein or any person or person they may designate a good fee simple title to the property in question, free and clear of encumbrances.

The parties hereto, both seller and purchasers, agree to all the terms and conditions hereto set out which is to say that the seller agrees to convey unto the purchasers or any persons that they designate the lands hereto referred ^{to} and hereafter described upon full payment of the purchase price in accord with the terms and conditions of the foregoing contract and that the purchasers will be let into possession of the property and have exclusive occupancy and control thereof as provided heretofore and that when possession is given the persons herein named as the purchasers shall become the creditors of the person herein named as seller with the seller or ^{and the} holder of the obligation ~~or~~ purchasers being given the right and ^{or her} authority to assign his interest in the contract if he may see fit. The deed when delivered in accord with this contract shall have affixed thereto the proper revenue stamps and shall carry a renunciation of dower.