

(1) The agreed sale and purchase price is \$200.00 per front foot, or \$36,000.00 (subject to increase or decrease in frontage calculated at the rate of \$200.00 per front foot, as may be determined by a survey to be made of the premises), payable \$3400.00 in cash upon the execution of this agreement.

(2) In addition to the cash payment of \$3400.00, the Purchaser agrees to surface a parking area of not less than sixty (60) feet in depth and with a width of not less than ninety (90) feet, to install water and sewer facilities, grade said lot, all of which work and improvements are to be completed not later than June 1, ¹⁹⁶⁴~~1964~~ and all at the expense of the Purchaser.

(3) The balance of \$32,600.00 is to bear interest at five (5%) per cent, payable semi-annually, and is to be paid \$6,000.00 on principal one, two, three, four and five years after date, and \$2600.00 six years after date.

(4) All taxes assessed against the property through the year 1962 are to be paid by the Sellers, and all taxes assessed subsequent to 1962 shall be paid by the Purchaser.

(5) Upon the completion of the improvements hereinabove specified, the Sellers agree to convey the property to the Purchaser by fee simple title, free of encumbrance or lien, and to accept a purchase money mortgage payable on the same terms and conditions hereinabove set forth.

J.A. Mc

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