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of anticipating all or any part of the unpaid balance at any time.

3. The Purchasers further agree to pay a reasonable attorney's fee in the event this contract should be placed in the hands of an attorney for collection or enforcement.

4. It is expressly understood and agreed that this contract is subject to whatever rights the United States of America may have to redeem the within described property by reason of a tax lien against the former owner, John J. Sijon, and it is understood that this right of redemption can be exercised by the United States of America at any time prior to June 1, 1965. In the event this right of redemption should be exercised, Fidelity Federal Savings and Loan Association agrees to reimburse the Purchasers for all monies expended for the improvement of this property, but will collect and/or retain a monthly rental of \$45.00 per month for the use of the property from the date of this contract until such time as the Purchasers may be required to surrender possession of said property to the United States of America.

5. The Purchasers shall have immediate possession of the property and agree to pay all taxes accruing, including their pro rata share of taxes for the year 1964.

7. The Purchasers agree to keep the property insured against loss by fire or windstorm and to pay all premiums therefor and to deliver the policy with appropriate endorsement to the Seller.

8. Upon the failure of the Purchasers to pay any taxes when due or to pay any insurance premium when due, the Seller may, at its option, pay such tax or insurance
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