

3. The Purchaser further agrees 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 the within described property by reason of a tax lien against a former owner, one 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 the Seller agrees to reimburse the Purchaser for all monies expended for improvement of this property, but will collect and/or retain a rental of \$45.00 per month for the use of the property from the date of this contract until such time as the Purchaser may be required to surrender possession of the property to the United States of America.

5. The Purchaser shall have immediate possession of the property and agrees to pay all taxes accruing, including his pro-rata share of taxes for the year 1964.

6. The Purchaser agrees 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.

7. Upon the failure of the Purchaser to pay any taxes when due or to pay any insurance premium when due, the Seller may, at his option, pay such tax or insurance and any advances so may shall become a part of the principal due under this contract,