

-3-

It is understood and agreed that the Purchasers will pay all taxes accruing upon said property from and after the date of this instrument.

The Purchasers further agree to keep the improvements on the mortgaged property insured in such amount as may be required from time to time by the Sellers, and do further agree to maintain the premises in a state of good repair.

In the event the Purchasers fail to make any payment on or before the time stated in paragraphs 1 and 2 above, or shall fail to comply with the other covenants of this contract, this instrument shall thereupon terminate at the option of the Sellers and any and all payments made by the Purchasers prior thereto shall be forfeited by the Purchasers to the Sellers herein as rent for the use of said premises and as liquidated damages for the breach of this contract.

Upon the Purchasers paying the consideration hereinabove expressed, the Sellers will execute and deliver to said Purchasers, their heirs and assigns, a good fee simple title by way of general warranty deed.

The parties hereto agree that the Purchasers shall have the privilege of anticipating the payment of this indebtedness in whole or in part at any regular payment date without penalty.

THIS CONTRACT shall be binding on the parties hereto,

(Continued on next page)