

the amount of gross sale price, the net sale price and after paying all proper costs and expenses of such sale, including the usual real estate commission to E. Mitchell Arnold & Co., sellings agents, and to pay over to the beneficiaries in the proportion hereafter set forth the net proceeds then on hand at least ^{each} /six months hereafter unless such payment shall be waived by the beneficiaries. The beneficiaries have contributed toward the purchase price of this land the following proportionate amounts: R. B. Landers 25%, William R. Wyatt 25%, Robert W. Wilson 25%, E. Mitchell Arnold 10%, Richard E. Arnold 10% and William A. Konen 5%, and such disbursements shall be made in such proportion to the beneficiaries.

The Trustees shall pay all taxes or other assessments against the land and shall receive all income by way of rents or any other income which the land may produce and same shall be accounted for in the manner hereinabove provided, the same as for any sale.

The present tenants shall have the right of possession rent free of the main dwelling and the store building located on said premises for a period of two years from the date hereof. The tenants shall carry at their expense fire and windstorm insurance on the main dwelling in an amount not less than \$6,000.00, with the Trustees herein to be named as the insureds. The Trustees shall carry such additional insurance and pay the premium for same from any monies received as they may deem proper and advisable.