

all subsequent taxes are to be paid by the purchasers. Purchasers further agree to pay the premium on a fire insurance policy on the house located on said lot in the amount of \$5,000 or as may be required by Seller and agrees to pay the said yearly premium as the same becomes due during the term of this contract.

3. When the purchase price has been paid down to an amount which can be borrowed from a local building and loan association or other lending institution, Purchasers agree to secure a loan and pay off the balance due Seller. When the Purchasers have paid the balance of the purchase price with accrued interest and all taxes and insurance premiums, the Seller agrees to give to the Purchasers a fee simple general warranty deed to the said lot of land hereinabove described, free and clear of liens and encumbrances, subject only to any recorded easement.

4. It is agreed that time is of the essence of this contract. Purchasers agree that in the event that they fail to pay the deferred balance as provided for herein, or fail to pay the taxes or insurance premiums as the same become due or if they breach any of the other terms and conditions of this contract, the Seller may at his option declare the entire unpaid purchase price due and payable, and at his option may terminate this contract, and treat the purchasers as tenants holding over after expiration of lease. In the event of such default, the Seller shall be discharged from any liability to convey said property to purchasers and may retain any amount paid by the Purchasers as liquidated damages for the breach of this contract and as rental charges for the use of said property.

(Continued on next page)