

this contract, the said Mary E. Johnston, as purchaser, is to pay all taxes and insurance premiums on the said contract and make any repairs necessary thereto, as long as she meets the payments required as purchaser; but in case she becomes tenant, then such payments will be borne by the said H. S. Beck Sr. and Marie C. Beck.

In case the said Mary E. Johnston becomes tenant hereunder, and with no further rights as proposed purchaser, then all statutory and legal rights will be preserved in the said H. S. Beck Sr. and Marie C. Beck for the collection of any rents in arrears at anytime.

This contract includes all agreements as between the parties hereto; and the said Mary E. Johnston may not assign or sell the same without the written consent of H. S. Beck Sr. and Marie C. Beck. Any and all proceeds of insurance collected for damages or injury of the said property may be retained by the said H. S. Beck Sr. and Marie C. Beck as against the indebtedness then owing; but the death of either party hereto will not of itself cancel and end this agreement, but the estate of the one first dying may continue the performance hereof as the original party hereto.

Time is hereby made the essence of this contract.

This contract causes to the benefit of each party hereto, and is binding upon each of them, their respective heirs, executors, administrators or assigns.

The said Mary E. Johnston hereby agrees to the terms hereof and contracts to purchase the property described on the terms herein stated, and upon her failing for any reason to carry out the contract as purchaser of the property, then to pay the monthly rental above stated from the date of her failure to pay as proposed purchaser.

Any changes in the terms or the conditions hereof to any extent to be reduced to writing and signed by the parties to be bound.

IN WITNESS WHEREOF, we hereby set our hands and seals this the 17 day of Sept. 1970, Nineteen Hundred Seventy.

Eric A. Johnston U.S.
Mrs. Frank E. Johnston U.S.
Marie C. Beck U.S.
H. Beck Sr.

In the presence of:

James A. Sumner
Stephen P. Sherman