

declare this contract null and void and retain the payments made hereupon as rent.

IT IS ALSO UNDERSTOOD AND AGREED between the parties that at such time as the Purchaser has paid to the Sellers the total consideration hereinabove provided, together with interest, the Sellers covenant and agree and bind themselves, their heirs, executors, administrators, and assigns, to execute and deliver to the Purchaser, his heirs or assigns, a general warranty deed to the premises above described conveying a fee simple title thereto, free of all liens and encumbrances, except taxes or other assessments which shall be paid by Purchaser. The Purchaser agrees to pay all taxes, assessments, water rates and other governmental charges when the same shall become due. In the event that the Purchaser does not pay the taxes, assessments or other charges when they become due, the Sellers may pay such charges due upon the premises and charge the Purchaser for the same by adding the amount paid to the principal indebtedness herein, which sum shall draw interest from the date paid at the rate of seven (7%) per cent per annum.

IT IS ALSO UNDERSTOOD AND AGREED that the Purchaser will insure the premises against loss by fire and lightning to the full value of the property. The Sellers shall have the option to select the insurance company. The Purchaser agrees to pay all insurance premiums when the same shall become due and shall not permit the insurance to lapse during the term of this contract by failure to pay said insurance premiums. In the event that the Purchaser does not pay said insurance premium before the date on which said insurance policy would lapse for nonpayment of premiums, the Sellers may pay said premiums due thereon and charge the Purchaser for the same by adding the amounts of such premiums to the principal indebtedness herein, which sum shall draw interest from the date paid at the rate of seven (7%) per cent per annum.

IT IS ALSO AGREED between the parties that the Purchaser may assign his rights under this contract with the consent of the Sellers.

IT IS ALSO AGREED between the parties hereto that the Purchaser is to remain in possession of the premises until default as hereinabove set forth, and the Purchaser agrees that he will commit no waste upon the premises or allow the same to be committed and the Purchaser agrees to keep and maintain said premises in as good condition as now exists.