

each and every month thereafter until paid in full, said installments to be applied first to interest at the rate of six (6%) per cent-per annum and the balance to principal, with full privilege of anticipation at any time in whole or in part.

It is further understood and agreed that the Purchaser shall pay all taxes and maintain a policy of insurance on the building which is located on the premises above described, with a clause protecting the Seller herein as his interest may appear.

Any payment made in anticipation by the Purchaser shall be credited upon the principal at the end of the payment schedule. In any event, all of said payments shall be made on or before ten years from the date of this instrument.

Said Seller conveys to Purchaser all rents, leases and moneys presently due on said premises from the tenant with the Purchaser to retain twenty-five (25%) per cent for collection fee and seventy-five (75%) per cent to be remitted to the Seller and credited toward the purchase price of the within described property.

In the event the Purchaser should demolish, raze or remove any materials, pipes or other property either attached to the premises or located on the premises and sells the same, the proceeds of said sale shall be paid over in full to the Seller as a part of the purchase price herein. The Purchaser further agrees in the event of removal of any pipes to repair or any alterations to leave the building situate on said premises in a good state of repair at all times.

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