

and the remainder of the purchase price, to be secured by a purchase money note and mortgage, it is to be payable in five (5) equal annual installments of Forty-Nine Thousand Seven Hundred Dollars (\$49,700.00) each with six (6%) percent interest on the declining balance.

3. Said deed, note and mortgage, are to be executed and delivered on or before October 17, 1972, by the party of the first part and possession of said property is to be given simultaneously with the delivery of the deed.

4. The party of the first part agrees that the purchase price for said lands amounts to Twenty Seven Hundred Dollars (\$2,700.00) per acre and that he will release from the operation of his deed of trust any parcel of land for which he is tendered an amount which, when figured on a per acre basis, would equal Three Thousand Nine Hundred Forty and no/100 (\$3,940.00) per acre, it being the specific intent of this agreement to provide for the release from said deed of trust any parcel of land, of whatever size, and whether less or more than an acre, provided that the party of the first part is compensated for said release in an amount equal to One Hundred Twenty (120%) percent of the purchase price of said parcel. This does not cover the release of the 77 acres, which is released immediately upon downpayment.

5. That it is the belief of the parties to this agreement that the land hereinabove described consists of One Hundred Forty (140) acres; that in the event an actual survey should show the true acreage of the land to be different, then the total purchase price will be adjusted so that it totals an amount equal to Twenty Seven Hundred Dollars (\$2700.00) per acre, and the initial down payment will be adjusted accordingly so as to equal thirty four (34%) percent of the selling price; but said down payment

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