

of the CHILDREN, named herein.

2. In consideration of said CHILDREN granting unto their FATHER the right to use said property, for and during his natural lifetime, subject to the terms and conditions herein set forth, the said FATHER does hereby agree that he will pay all taxes, and any and all other State, County and Federal liens of every kind, nature and description and the said FATHER does further agree that he will keep the property in the same condition as exists today, general wear and tear excepted.

3. The FATHER further agrees that he will, as a part of the consideration hereof, pay all the expenses incurred by his late wife, Ruth Batson Gilreath, including all hospital, doctor and funeral expenses and that this is a part of the consideration for the "life interest" that he is receiving in said Estate.

4. It is further understood and agreed that in the event, the said Clyde Gilreath should decide to leave said premises and not occupy the same as a home, then this contract shall become "null and void and of no effect." It is agreed between the parties hereto that continued absence from said premises for a period of more than twelve (12) months, unless the said Clyde Gilreath is confined to some nursing home or hospital and is prevented by illness from returning to said home, then said absence shall constitute a waiver of all the provisions of this instrument and either of the parties may resort to partition said land, if they so desire.

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