

being understood that in the event taxes and/or insurance premiums increase or decrease, the monthly escrow payments shall change accordingly.

It is further understood and agreed that in the event of default the Purchasers shall pay a reasonable attorneys fee in the event this contract is placed in the hands of an attorney for collection.

The Purchasers shall be entitled to peaceful possession of the premises as long as the Purchasers are not in default under the terms of this Contract. The Purchasers shall maintain the premises in good condition and shall be responsible for all maintenance, repairs, and all utilities. It shall be the responsibility of the Purchasers to keep the dwelling and any other structures on the premises fully insured with fire and extended coverage insurance. The amount of coverage shall be no less than the balance due under this Contract for Sale and Purchase of Real Estate, and all insurance premiums and property taxes are to be paid by the Purchasers on a prorata monthly basis as noted hereinbefore.

Said property is subject to such easements, restrictions and rights-of-way as appear of record.

TO THE FAITHFUL PERFORMANCE OF THIS CONTRACT we do hereby bind our heirs, successors and assigns the date first above mentioned.

IN THE PRESENCE OF:

[Signature]
Elaine L. Bason

[Signature]
Seller
[Signature]
[Signature]
Purchasers

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