

Buyers to pay all taxes, public assessments and insurance premiums, the Sellers may pay said items and charge all advances therefor to the principal debt, said taxes and insurance premiums are now estimated by the Sellers to be Twenty-Five and 90/100 (\$25.90) Dollars, per month.

7) It is understood and agreed that the Buyers shall not transfer or assign this contract without the written consent of the Sellers and that any such assignment or transfer without previous written consent shall not vest in the transferee or assignee any right, title, or interest herein or hereunder, or in said premises, but shall render this agreement null and void at the election of the Sellers, and that the Buyers will not sub-let or lease premises or any part thereof for any purpose except the previous written consent of the Sellers.

8) It is understood and agreed that the Buyers shall not have the right to anticipate payment under this contract until twelve (12) months after the date of this instrument.

9) It is understood and agreed that the Buyers shall keep all improvements now existing or hereafter erected upon the within described premises in a good state of repair, normal use and wear excepted, and should they fail to do so, the Sellers may at their option enter upon said premises, make whatever repairs as are necessary and charge the expense of such repairs to the indebtedness.

10) It is understood and agreed that in the event the Buyers shall fail to make any payments as herein provided, the Sellers shall be discharged and relieved from any liability to make and deliver such deed to the Buyers, and in that event, all rights of the Buyers shall cease and terminate hereunder and the Buyers may be treated as a tenant holding over after the termination of their lease, and the Sellers shall thereupon be entitled to such possession of the premises and to pursue such remedies as they may be entitled to under the law as landlord, and the sums paid hereunder shall be treated as rent or liquidated damages.

Handwritten notes:
10/10/20
10/10/20
10/10/20

0570

4328 RV.23