

first day of each month thereafter until paid in full.

4) It is understood and agreed by and between the parties that the principal balance is to bear interest at the rate of Nine (9%) percent per annum from date until paid in full.

5) Purchaser specifically agrees to pay all taxes which may be assessed and levied against the subject property; to maintain all necessary upkeep and repairs which shall be needed to keep subject property in good repair; and to provide, at Purchaser's expense, a good and valid policy of insurance, covering the perils of fire and extended coverage upon the improvements on subject property in a sum not less than Twelve Thousand, Five Hundred and No/100 (\$12,500.00) Dollars, with Loss Payable Clause to Perry S. Luthi, as Trustee for Kull Trust, as his interests may appear;

6) It is further understood and agreed by and between the parties hereto that in the event Purchaser shall fail to pay all taxes, maintain repairs or provide insurance as set forth above, or should Purchaser become delinquent in the payment of any installment as above provided for a period of more than thirty (30) days after same shall have become due, then, at the option of Seller, Seller may declare the terms of this agreement breached, and upon ten (10) days' notice in writing thereof to Purchaser, Purchaser agrees to quit the premises peacefully, leaving same in good order, and all payments theretofore made under this agreement shall be declared forfeit as just and due rental for occupation of the premises for the time so occupied;

7) Upon completion of all payments under this agreement, or in the event Purchaser wishes to refinance and pay seller in full at any time, Seller hereby agrees to furnish Purchaser with a general warranty deed to the premises upon the fulfillment of either occurrence. Any prepayment or prepayments by Purchaser will be without penalty. The general warranty deed to the Purchaser will be subject to the following trust provisions applicable to the Grantee:

M.D.H.  
P. 2  
P.H.