

ments including, but not limited to, paving assessments, sewer assessments, and water assessments, as estimated by the Sellers, and on the failure of the Buyer to pay all taxes, insurance premiums and public assessments, the Sellers may pay said items and charge all advancements therefor to the principal debt; said taxes and insurance premiums are now estimated by the Sellers to be \$27.33 per month.

VI

It is understood and agreed that the Buyer 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 Buyer will not sublet or lease said premises or any part thereof for any purpose except upon the previous written consent of the Sellers.

VII

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

VIII

The Buyer shall keep all improvements now existing or hereafter erected upon the within described property in a good state of repair normal use and wear excepted, and should he fail to do so, the Sellers may at their option, enter upon said premises, make whatever repairs as are necessary and charge the expense for such repairs to the indebtedness.

IX

It is agreed and understood that in the event the Buyer 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 Buyer, and in that event, all rights of the Buyer shall cease and terminate hereunder and the

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