

of the premises beginning on January 3/, 1978, and continuing until date of closing. The Purchasers agree to pay as rental therefor the sum of Three Hundred Sixty-Six and No/100ths (\$366.00) Dollars per month, such payments to be made on the first day of each month with any portion of a month to be prorated. No portion of the rental paid hereunder shall be applied toward the purchase price except that applicable to the month in which the transaction is closed.

Purchasers shall pay all charges for utilities serving the premises including those for gas, water, sewer, oil or electricity and all such accounts shall be carried in the names of the Purchasers only.

During the period of occupancy prior to closing, the Purchasers shall maintain the premises in a good and sightly state of repair at all times and shall not commit any waste. Purchasers shall be responsible for the entire upkeep, maintenance and repair of the premises at their own expense and shall not remodel or alter the premises in any manner without the prior written consent of the Sellers.

Sellers shall maintain insurance coverage for their protection only and Purchasers shall be responsible for securing insurance for their own protection if desired.

Sellers shall keep all mortgages or liens on the premises current at all times until the date of closing.

In the event that the whole or a substantial portion of the premises is destroyed by fire or other casualty, the purchaser shall elect within fifteen (15) days thereafter to proceed hereunder at an agreed adjusted purchase price or to cancel this agreement with any unearned rental to be refunded.

This agreement shall not be assigned by Purchasers nor shall the Purchasers have the right to sublease the premises prior to closing without the express written consent of the Sellers.

The terms and conditions of this agreement shall inure to the benefit

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