

(vii) During said two year period, Buyer shall pay Seller the sum of Two Hundred and 00/100 (\$200.00) Dollars per month which shall be considered rental for the house on the right facing the large nursery building and gymnasium. Buyer shall be responsible for the upkeep and repair of said house.

(viii) The house on the left facing the large nursery building and gymnasium is also continuing to be used as part of the nursery. However, Seller shall be entitled to the rent therefrom and shall be responsible for its upkeep and repair until Buyer elects to purchase the same.

3. ASSUMPTION OF NOTE AND MORTGAGE: Simultaneous with the execution and delivery of this Agreement, Seller has received a deed and bill of sale to the above described property from Henry J. Runion and Velma C. Runion and Seller has executed and delivered to said Henry J. Runion and Velma C. Runion a purchase note and mortgage and U.C.C. Statement covering said property in the original principal sum of Seventy-Five Thousand and 00/100 (\$75,000.00) Dollars payable in monthly installments of Seven Hundred Seventy-Five and 37/100 (\$775.37) Dollars beginning July 1, 1979 with interest at the rate of nine (9%) per cent. Seller shall be personally liable on said note until January 1, 1980 and shall be responsible for the payments thereon until said date. On January 1, 1980 Buyer shall assume said note and mortgage and shall be responsible for the payments due thereon thereafter. Payments by Buyer on said note and mortgage shall be in lieu of the payment due Seller under Paragraph 2 (c) above.

4. ALLOCATION OF PURCHASE PRICE: The parties hereto agree that said purchase price shall be allocated between land, buildings, furniture and equipment as follows:

- (a) Land on which the large nursery building and gymnasium is located \$6,000.00
- (b) Large nursery building and gymnasium \$100,000.00
- (c) Furniture and Equipment \$19,000.00
- (d) Land on which two houses are located \$10,000.00
- (e) Two houses \$40,000.00

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