

renewed in the name of the "Buyers" for the benefit of both the "Sellers" and the "Buyers as their interest may appear.

§9. The "Buyers" hereby agree to pay for 1981 county taxes and future taxes on the said real property, as they become due while the "Buyers" are in possession of said real property under the term of this contractual instrument. Taxes for the year 1980 shall be prorated. The amount due for taxes and insurance will be adjusted to reflect current costs of insurance premiums and county taxes.

§10. "Buyers" shall have the right of prepayment without penalty.

§11. "Buyers" can make improvements at their own expense with the understanding that improvements are then the property of the "Seller" and become a part of the property as a fixture and will only become property of the "Buyers" upon the fulfillment of the term of this contractual instrument. The "Buyers" and "Seller" expressly agree that gas furnace now being readied for installation upon said real property and/or premises are not and will not become fixtures and shall remain the property of "Buyers".

§12. The failure of the "Buyers" to make timely payments in accord with the terms of this contractual instrument will cause this contract to be forfeited and the "Buyers" shall have no rights under this contractual instrument.

§13. The "Buyers and "Seller" shall have the right to bring a suit at law and/or equity to enforce terms of this contractual instrument and sue for damages growing out of a breach of said terms. The non-breaching party or parties shall be entitled to reasonable attorney's fees from the breaching party or parties.

§14. The "Buyers hereby agree that they will not encumber said real property in any manner to any individual, business, or financial organization.

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