

In consideration of the agreements contained herein and of the rental payments hereinafter set forth, the Sellers agree to give the Purchasers possession of the premises, beginning on May 1, 1981, and continuing until date of closing. The Purchasers agree to pay as rental therefor the sum of Two Hundred Sixty and No/100 (\$260.00) 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 part of the rental payment 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. The Sellers agree that all heating, air conditioning, electrical and plumbing systems and all appliances and fixtures shall be in good working order as of May 1, 1981; and further agree that the roof and other structural components shall be sound as of May 1, 1981. Thereafter, the Purchasers shall be solely responsible for the entire upkeep, maintenance and repair of the premises and all fixtures and appliances at their own expense. The Purchasers shall not remodel or alter the premises in any manner without the prior written consent of the Sellers.

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

The 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 are destroyed by fire or other casualties, the Purchasers shall elect within fifteen (15) days thereafter to proceed hereunder at an agreed

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