

principal and interest payment on lot 104, Forrester Woods, so that same shall be \$700.00 per month on sale of Lot 56, Danco shall credit to Uz's purchase of Lot 104, the sum of \$11,450.00.

5. RESPONSIBILITIES OF UZ PRIOR TO AND ON SALE OF LOT 56

Uz agrees to not encumber in any fashion whatsoever, the title to Lot 56 subsequent to the date hereof. Uz further agrees to convey lot 56 to Danco, or to assigns on reasonable notice by good and Marketable, fee simple title subject only to the following:

- 1) Mortgage to Fidelity Federal with a balance not in excess of \$29,349.55.
- 2) Usual utility easements.
- 3) Matters of survey
- 4) Property taxes for the year of conveyance.
- 5) Residential restrictions.

6. PURCHASE PRICE OF LOT 56

Danco, Inc. or its assigns shall purchase Lot 56 on or before one year from date for the sum of \$51,000.00 and Danco shall be entitled to any sum from such sale over and above \$51,000.00. At closing Uz shall transfer free of charge to Danco or its assigns any escrow account with regard to Lot 56.

7. CALAMITY

In the event of any loss to the property by way of fire, natural disaster or other act of God, Danco shall be entitled to the receipt of all sums payable by insurance or otherwise as a result of such loss, except to the extent of the interest of Fidelity Federal and Uz' right to \$10,200.45. Danco, Inc. shall have the responsibility of insuring Lot 56 after the date hereof.

IN WITNESS WHEREOF the undersigned have placed their hands and seals the day and year first written above.

In the presence of:

Stephen P. Williams
Mike C. Ware

"UZ"
James R. Uz
 James R. Uz

Julia K. Uz
 Julia K. Uz

"DANCO"
W. David Galley
 Vice-President Danco, Inc.
 (authorized officer)

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