

Seventy-Two and 52/100 (\$1,172.52) Dollars for a period of Twenty (20) years commencing March 1, 1986 and concluding February 1, 2006.

2. The Purchasers shall assume responsibility for and maintain fire and casualty insurance on the premises from October 1, 1984 to the conclusion of this Agreement.

3. The Purchasers shall pay their prorated portion of all property taxes on the premises from October 1, 1984 through the end of 1984 and shall pay all property taxes thereafter.

4. The parties agree that should the Purchasers fail to make any payment within thirty (30) days of the date due, the Seller may with notice, at his option, proclaim the Purchasers to be in default, call the entire remaining amount of the sales price due in full, or terminate this Agreement. Should the Seller elect to terminate this Agreement, any and all sums paid hereunder shall be considered as rent and shall become the sole property of the Seller, as liquidated damages for the Purchasers default.

5. The Purchasers agree that in the event of default or collection of any and all sums due hereunder by an attorney or through legal proceedings of any kind, the Purchasers shall pay a reasonable attorney's fee of fifteen (15%) percent of such amount.

6. The Seller agrees that upon the successful completion of this Bond For Title Agreement by the Purchasers, he shall execute and deliver to them a good and sufficient warranty deed conveying title in fee simple.