

by an attorney, or through legal proceedings of any kind, then in addition a reasonable sum for attorney's fees, as is shown by note of even date herewith. The Purchasers agree to pay all taxes while this contract is in force and to maintain fire insurance on the property which is subject of this contract with the Sellers shown as loss payees. It is agreed that purchasers have already made 15 of the 240 payments due hereunder. It is further agreed that Purchasers shall have the right to prepay without penalty.

It is agreed that should either purchaser obtain a legal separation and/or divorce from the other in a court of competent jurisdiction before delivery of a deed by Sellers, or should either purchaser die during the pendency of this contract, then Sellers at their option, may terminate this contract upon refund of all payments of principal by Purchasers. In the event Sellers terminate after the death of one of the Purchasers, the refund of all payments of principal will be made to the surviving Purchaser. If Sellers terminate after the death of both Purchasers, then one-half of the refund of principal payments shall be made to each of the Purchasers' estates. If Sellers terminate after the issuance of a legal separation and/or divorce, then one-half of the refund of principal payments shall be made to each of the Purchasers. Sellers may thereupon treat Purchasers as tenants holding over after termination of a lease.