

If both Sellers are deceased on or before 15 years from the date of this contract, then all indebtedness of the Purchasers under this contract shall be forgiven as of 15 years from the date of this contract, and a general warranty deed shall be given to Purchasers. If either or both Sellers survive more than 15 years after the date of this contract and before Purchasers have made all payments hereunder, then after the death of both Sellers, all indebtedness of the Purchasers under this contract, shall be forgiven, and a general warranty deed given to the Purchasers.

It is agreed that this contract is non-assignable by Purchasers. It is further agreed that time is of the essence in this contract, and if said payments are not made when due Sellers shall be discharged in law and equity from all liability to make said deed, and may treat said Purchasers as tenants holding over after termination and shall be entitled to claim all sums paid through date of default by way of liquidated damages, or may enforce payment of said note.

This contract shall inure to the benefit of and be binding upon the parties' administrators, executors, heirs and assigns.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 15<sup>th</sup> day of December, 1984.

In the presence of: