

thereafter or fail to pay the above described insurance premiums then the seller shall have the right to pay these items and add the amounts paid thereto to the balance of the contract price due by the Purchasers.

(4) It is also agreed that if the Purchasers do not make the monthly payments of \$60.00 per month as they become due, beginning November 7, 1965, and on the 7th day of each successive month thereafter, the Seller shall have the right by giving written notice to the Purchasers to cancel the within contract and to keep as liquidated damages any sums paid by the Purchasers to her upon the purchase price.

(5) The Purchasers further agree that during the life of this contract they shall keep the apartment house and furnishings on Harris Street in reasonably good shape, subject however to normal wear and tear.

(6) It is further understood and agreed that the television sets and radios located in the aforementioned apartment house belong to the tenants and are in no way conveyed as are the other furnishings in said dwelling by this contract. It is further agreed that as a part of the consideration for this contract that the purchasers shall immediately take out a public liability insurance policy in the minimum amounts of \$25,000/\$50,000/\$5,000 to protect both the Purchasers and the Seller. All furniture and furnishings located in this apartment house at 23 Harris Street are conveyed to the Purchasers with the exception of the television and radios sets and are subject, of course, to the terms of this contract.

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