

In addition to the payments constituting the "down payment," the Purchaser shall pay to the Seller rental payments for possession of the premises in the amount of Three Hundred (\$300.00) Dollars per month so long as the Seller retains title to the real estate. Such rental payments shall be credited to the purchase price.

Simultaneous with the receipt of title, the Purchaser shall grant and deliver to the Seller a Mortgage and Promissory Note for the balance of the purchase price. The term of the Note shall be ten (10) years and shall bear interest at the rate of ten (10%) per cent per annum; it shall be payable in installments due on the first of each month. The amount financed and the amount of each monthly payment shall depend upon the unpaid balance of the purchase price at the time title to the real estate is transferred.

3. Duties of the Sellers: The Sellers shall provide at the specified time a good marketable title in fee simple for the real estate and existing improvements. The Sellers shall satisfy all outstanding mortgages, if any, and shall not grant or deliver a mortgage or a lien of any type on the premises or improvements prior to the time they deliver a good marketable title to the Purchaser.

The Sellers shall maintain property owner's insurance on the premises in the existing amount of coverage until the presently scheduled termination date of coverage, which is thought to be on or about October 1, 1984. Thereafter the Purchaser shall be responsible for payment of insurance coverage

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