

IT IS AGREED that at such time as the purchase price, including interest and payments for real estate taxes and fire insurance, if applicable, has been paid in full that the Seller will execute and deliver to the Buyers a good and marketable title to the above described property in fee simple, free and clear of all liens and encumbrances of record except for any restrictions, rights of way or easements that might affect the subject property.

IT IS LASTLY AGREED that time is of the essence of this Agreement and that if said payments are not made when due, the Seller shall be discharged in law and in equity from all liability to make said deed and may treat said Buyer as tenant holding over after termination or contrary to the terms of a monthly lease, and the Seller shall be entitled to claim and recover, or retain if already paid, the monthly payments referred to above as rental for the use of said property, or by way of liquidated damages or the Seller may enforce the payments under this Agreement and the Seller may declare the entire balance due and payable together with a reasonable attorney's fee and costs, should the Seller deem it necessary to turn the matter over to an attorney for collection or enforcement of this Agreement.

The Buyers herein shall have the privilege of prepaying the balance due at any time and from time to time without penalty. The Buyers agree to execute a promissory note to the Seller simultaneous with the execution of this Bond for Title. Said promissory note shall provide for prepayment privileges without penalty.

This Bond for Title shall bind and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

This Bond for Title constitutes the entire agreement between the parties and all previous contracts or other agreements are merged into the within document.

IN WITNESS WHEREOF, the parties hereto have executed the within Bond for Title in duplicate this the day and year first written above.

CLARK MANOR, INC.

Seller

BY: Gerry E. Clark *[Signature]*

Its:

Witnesses:

Bruce Bozema *[Signature]*

Edward G. Fenton *[Signature]* (SEAL)
Edward G. Fenton, Buyer

Anna M. Key *[Signature]*

Deborah A. Fenton *[Signature]* (SEAL)
Deborah A. Fenton, Buyer

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