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THIRTEENTH-- To insure or facilitate the prompt and full performance of this contract by the party of the second part, he agrees that until it shall be fully performed, he will at all times farm the premises involved in a farmer-like manner according to the usual course of husbandry, and at his own expense till, farm, cultivate and pasture all of the lands upon said premises, suitable to such purposes and shall keep the premises in good condition.

FOURTEENTH--The title to the premises during the life of this contract shall remain in the party of the first part, and the party of the second part covenants and agrees that he will not in any way attempt to encumber it, or permit liens to attach to the same.

FIFTEENTH--Should default be made in the payment or delivery of the purchase consideration hereunder, or any part thereof, of the interest thereon, or in the performance of any of either of the covenants, agreements, terms or conditions of this agreement to be by said party of the second part, kept or performed, the said party of the first part may, at its option, without notice, declare the principal portion of said indebtedness immediately due and payable, and take action to enforce collection or cancel said contract by a written notice mailed to the party of the second part at his last known address whereupon all rights of the party of the second part hereunder shall cease and any statutory provision with reference to notice are hereby waived and we, the party of the second part do hereby make, constitute and appoint the party of the first part, acting by or through any one of its officers, our true and lawful attorney, for us and in our name to release and cancel this contract of record, in event of any default herein and to do and perform any and all acts necessary for such release and cancellation in as full and ample a manner as we might do if we were personally present. However, nothing herein shall be construed or considered as making it necessary or obligatory on the party of the first part to tender a deed to the premises herein described before canceling this contract or enforcing any of the other provisions of this agreement.

SIXTEENTH--It is further understood and agreed that the time of delivery of the several installments of cotton and of each thereof as herein provided, is of the essence of this agreement, and that no extension of the time of delivery of any installment or installments shall be deemed a waiver of the right to insist upon strict performance upon the delivery of any subsequent installments.

SEVENTEENTH--It is further agreed by the party of the second part, separate and apart from all other agreements, and in consideration of One Dollar (\$1.00) to him in hand paid receipt whereof is hereby acknowledged; that in case of the cancellation of this contract, for any default or breach of any of the covenants herein contained, by the party of the second part or his assigns, any and all growing crops and crops not harvested on said lands, and all improvements placed thereon by the party of the second part, shall be the sole property of the party of the first part and kept and retained by the party of the first part as liquidated damages and all payments that have been made thereunder by the party of the second part shall be retained by the party of the first part as compensation for the possession or right of possession given by said contract to the party of the second part.

EIGHTEENTH--It is mutually agreed and understood that all of the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns of the parties hereto; but the party of the second part shall not assign this contract or any right he may acquire hereunder, without the approval of the party of the first part endorsed hereon, and any assignment hereof so made, whether absolute or as security, without the approval of the party of the first part, shall be void at its election, and shall constitute such a default hereunder as will entitle the party of the first part to either cancel this agreement or take possession of the premises or both, it being understood and agreed in this connection that the lands involved are being sold by the party of the first part to the party of the second part, in reliance upon his peculiar fitness and probable ability to successfully farm said lands and carry out the terms thereof.

NINETEENTH--On the faithful performance of this contract and the covenants herein and on the payment or delivery to party of the first part of the full consideration of purchase as set out herein, the party of the first part hereby obligates itself and agrees to make and deliver to party of the second part a good and sufficient deed with warranty only as against its own acts to the premises herein described.

TWENTIETH--It is agreed between the parties hereto that all prior and contemporaneous oral and written agreements pertaining to transactions herein are merged in this contract, and this contract contains all existing agreements of every nature and kind pertaining to the transaction herein and connected therewith.