

at four and one-half (4-1/2) per cent to be computed and paid quarterly. The Purchaser reserves the right to anticipate the payment of any part or all of the above referred to Mortgage.

The subdivision will be cut so as to contain at least 34 lots and possibly more if the number can be reasonably increased from an engineering standpoint and to conform with existing zoning laws or regulations, and the parties agree that \$700.00 shall be the minimum release price of any one lot, and the Sellers do hereby bind themselves, their Heirs and Assigns, to at any time release any one lot from the lien of their Mortgage at the request of the Purchaser, upon receipt of the sum of \$700.00. Should the property being sold be subdivided so as to contain only 25 lots or less, then the release price is to be \$800.00 per lot, and should the property being sold be subdivided so as to contain 25 lots or less, the release price is to be \$900.00 per lot. In no event shall the property be subdivided so as to contain less than 24 lots.

T.S.A.

There are certain existing buildings and shrubbery on that portion of the land being sold to the Purchaser under this Contract, but the Purchaser agrees that all shrubbery and all buildings may be retained by the Sellers and removed from existing sites to that area of land being retained by the Sellers, and that such removal must be completed within sixty (60) days after the date of the final closing. The word "shrubbery" is to only include plants or other growing things which were planted by the Sellers and such plants as are in close proximity to the existing buildings.

It is understood and agreed that this Contract is contingent upon the Purchaser being able to secure F.H.A. approval of this subdivision, and the Purchaser agrees to assert every reasonable and