We acknowledge receipt of Two Thousand Three Hundred and
00/100 ($2,300.00) Dollars this day deposited with us as Earnest
Money by The Pure Oil Company, and agree that when this transaction
is closed that said Two Thousand Three Hundred and 00/100 ($2,300.00)
Dollars shall be applied against the purchase price; all to the end
that we will deliver to said Company said Warranty Deed, as afore-
said, upon the payment of an additional Twelve Thousand and 00/100
($12,000.00) Dollars; and

We agree that if we are unable to convey good and market-
able title to said property to said Company free and clear of all
liens and encumbrances, in the sole judgment of the attorney examin-
ing the title for said Company, or title acceptable to said Company,
at the time this transaction would otherwise be closed, or within
sixty (60) days after written notice from said Company outlining
objections to our title, then the obligation of said Company to
purchase said property hereunder shall end and said Two Thousand
Three Hundred and 00/100 ($2,300.00) Dollars shall be refunded to
said Company on demand; and

We understand that said Company is purchasing said
property upon which to construct and operate an automobile service
station for the sale and distribution of petroleum products,
automobile accessories and services; and we agree that any
restrictions and/or State, County, Municipal or other government
laws, ordinances, rules or regulations (including limited access
rules, restrictions, or regulations) which prohibit, limit, or
restrict the use of the property for such purposes, will, insofar
as this agreement is concerned, be construed to render title to
said property not good and not marketable; and

We agree that Ad Valorem taxes on the above described
property shall be prorated to the date on which the deed of con-
veyance is delivered to said Company; and that we will pay all
special assessments against said property for improvements hereto-
fore completed, whether said special assessments are payable in a
lump sum or on a deferred basis; and

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