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and the interest of Teresa Vida Burns,

Now, therefore, for and in consideration of the sum of \$1.00, the terms and covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

1. That Joe Burns shall have the right and privilege of living in the residence located upon the above described property for and during the term of his natural life, free of all rent, provided, however, that he shall maintain said residence and property in a good and satisfactory condition, that he shall maintain insurance coverage upon the residence for its full insurable value, and that he shall pay all taxes and upkeep of the property. Should Joe Burns fail to carry out these terms and conditions or should he vacate the property for over a month in ten or only reside in the residence on a temporary basis then at the pleasure of the other parties hereto, the said Joe Burns shall lose the right and privileges granted hereunder. Further, any net income produced by the property shall be divided between all of the owners hereof according to their respective interest therein.

2. That Joe Burns hereby conveys, assigns and delivers all of his right, title and interest in and to the above described property to Jesse E. Burns, Joe Burns, Jr. and Teresa Vida Burns, their heirs and assigns forever, subject to and conditioned upon his rights to the use of the property as specified herein above.

3. That Joe Burns will hereinafter take all necessary and proper action to prepare and execute a Will devising and bequeathing his entire estate, including any property hereinafter acquired, to Jesse E. Burns, Joe Burns, Jr. and Teresa Vida Burns.

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JB

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