

purchase the purchaser shall be put into possession of the premises with ownership control thereof. However, since the purchaser is to have all rents from January 1, 1950, he - the purchaser - is to refund to seller all operating expenses, such as coal, help hire and supplies, which have accrued and been paid by seller since January 1, 1950. The purchaser is to take over and pay seller for all supplies on hand - such as fuel, cleaning fluids and such like, as are agreed upon (This is in addition to the purchase price of the real estate).

The seller is to pay for this contract, its deed to the premises and stamps on the deed, while the purchaser is to pay for the mortgage, stamps on the note and cost of recording the mortgage.

The seller is to assign all of its rent contracts and leases, as aforesaid, to the purchaser as of the first of January, 1950. It is also to permit all insurance policies to be assigned to purchaser as of the date of this contract, but the fire and extended coverage policies shall have attached thereto, clauses making those policies payable to seller as its interest may appear.

Destruction of the premises by fire or other calamity shall not void this contract. And the seller shall hold the purchaser harmless and free of loss or damage in the event any act or doing of purchaser in his use and occupancy of the property may be the occasion thereof.

The seller agrees to abide by all the terms and conditions hereof, including the execution and delivery of a proper deed to the property herein described, conveying such property free and clear of encumbrances, upon the purchaser complying with such conditions as are imposed upon by this contract; and the purchaser, for his part, agrees and contracts to perform all