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second part, his heirs and assigns for and in consideration of \$9,500.00.

-IV-

That the parties hereto agree that this agreement is conditioned upon the party of the second part obtaining a GI Loan, and that in the event said GI Loan is not obtained, then the party of the first part agrees to refund the aforesaid \$200.00 binder to the party of the second part, and to thereby release the party of the second part from any obligation under this contract.

-V-

That the parties hereto agree that this contract will be closed no later than March 31, 1951, and the parties further agree that possession of the premises shall be given to the party of the second part upon the closing of this transaction, and that City and County taxes for 1951 will be prorated as of the closing date.

-VI-

That the party of the first part further agrees to the following:

- (1) That the house on the above described property will be constructed in such a manner as to pass the Veteran Administration appraisal;
- (2) That iron grill work will be placed on the terrace which will be 6' x 10' or 6' x 12', as agreed between the parties;
- (3) That plastic tile will be used in the bath 48" high, except for the shower where it will be 52" high;
- (4) That the living room, dining room, kitchen, hall, and bath will be painted the colors selected by the purchaser;
- (5) That inlaid lineoleum will be installed over the entire kitchen and bath room floors;
- (6) That the yard will be landscaped to include grading, seeding, gravel drive, and basic shrubs, of not less than \$30.00;
- (7) That hardwood shoe mold around the baseboard will be finished like the floors;