

insured against loss by fire with extended coverage endorsement thereon for not less than \$9,000.00, and keep all premiums on such insurance prepaid up to the date of the transfer of title of the above property to the Purchaser.

IT IS UNDERSTOOD That the Seller shall retain possession of the property without payment of any rental therefor up to the date title is transferred to the Purchaser, and thereafter the Seller may retain possession of the existing building on said lot in which he is now operating the Bon Marche store up to January 1, 1952, at a rental of One Hundred Fifty and No/100 (\$150.00) Dollars monthly, with the further understanding that the Purchaser will be given thirty (30) days written notice by the Seller prior to vacating the premises.

It is understood that this contract shall not be assigned or transferred without consent in writing of the Seller.

It is understood that the Purchaser may immediately proceed with any construction or building that he may desire on the Southwest portion of this lot which is now vacant at any time after this date.

It is understood that the lighting fixtures located in the building on said premises are not included in this sale and may be removed by the Seller at any time upon his vacating the premises.

It is understood that all commissions of any kind that may be due to any person in connection with this sale shall be paid by the Purchaser, and the Purchaser agrees to hold the Seller harmless from any claim of any such commissions.

It is understood between the parties herein that should the Purchaser fail to pay the balance of the principal due under this contract or fail to perform any other provisions or conditions required of him within fifteen (15) days from the date required for performance that the Seller may at his option terminate this contract, retaining all amounts paid in as liquidated damages for breach of this contract, or he may declare the entire balance due and pursue any legal remedy available to him for the collection of the same.