

this agreement shall be considered as rent and compensation for the use and occupancy of said premises and as liquidated damages for the breach of this contract and be retained by the Sellers.

The Sellers hereby agree that when the said purchase price and all other amounts to be paid to the Sellers are fully paid as herein provided, they will execute and deliver to the Purchasers, their heirs and assigns, a good and sufficient fee simple general warranty deed, properly stamped, with dowers, if necessary, properly renounced thereon, conveying the said premises hereinabove described, free and clear of all encumbrances made, done, or suffered by the Sellers.

It is understood and agreed by the parties hereto that the premises hereinabove described will be used for a residence and for the purpose of operating a commercial dog kennel and for other necessary and incidental purposes thereto, and the Sellers consent to the use of same for said purposes for the term of this contract. It is further understood and agreed that the Purchasers hereby warrant and agree to indemnify and hold harmless the Sellers from and against all losses, costs, expenses and damages on account of any and all claims, demands, judgments, accounts or suits of whatsoever nature or kind arising out of their use and/or occupancy of the premises.

The Purchasers shall be entitled to the possession of the premises hereinabove described so long as the covenants and agreements of this instrument are performed and the Purchasers not

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