

meets the payments required as purchaser; but in case he becomes tenant, then such payments will be born by the said Henry S. Beck, Sr.

In case the said Taylor C. Cunningham becomes tenant hereunder, and with no further rights as proposed purchaser, then all statutory and legal rights be preserved into the said Henry S. Beck, Sr. Estate for the collection of any rents in arrears at anytime.

This contract includes all agreements as between the parties hereto; and the said Taylor C. Cunningham may not assign or sell the same without the written consent of the Administrators of the said Henry S. Beck, Sr. Estate. Any and all proceeds of insurance collected for damages or injury of the said property may be retained by the said Henry S. Beck, Sr. Estate as against the indebtedness then owing; but the death of Taylor G. Cunningham will not of itself cancel and end this agreement, but his estate may continue the performance hereof as the original party thereto.

Time is hereby made the essence of this contract.

This contract enures to the benefit of each party hereto, and is binding upon each of them, their respective heirs, executors, administrators, or assigns.

The said Taylor C. Cunningham hereby agrees to the terms thereof and contracts to purchase the said property described on the terms herein stated, and upon his failing for any reason to carry out the contract as purchaser of the property, then to pay the monthly rental aboved stated from the date of his failure to pay as proposed purchaser..

Any changes in the terms or the conditions hereof to any extent to be reduced to writing and signed by the parties to be bound.

IN WITNESS WHEREOF, we hereby set our hand and seal this 15th day of April, Nineteen Hundred Sevety-One.

Ms Marie C Beck (L.S.)
x [Signature] Beck (L.S.)
Taylor C Cunningham (E.S.)

In the presence of

James A. Summy
A. H. [Signature]