

(a) The sum of Two Hundred and no/100 (\$200.00) upon execution of this agreement and a like sum of \$200.00 on the corresponding day of each succeeding month for the next eleven months until the sum of \$2,400.00 has been paid. It is understood and agreed that the sum of \$2,400.00 thus paid shall apply totally to principal without interest.

(b) After the end of one year interest shall commence to run upon the unpaid balance at the rate of six (6%) per cent per annum, to be paid quarterly.

(c) One year and three months from the date of this agreement, the Purchaser shall pay to the Seller the sum of Three Hundred Fifty and no/100 (\$350.00) Dollars as to principal, plus interest on the unpaid balance for three months, and thereafter the Purchaser shall make a like payment of \$350.00 as to principal; with interest on the unpaid balance at the end of each three months up to and including the end of the second year of this agreement, so that in the second year of this agreement the Purchaser will have paid the Seller the sum of \$1,400.00 as to principal, plus interest at six (6%) on the decreasing balance.

(d) Two years and one day from the date of this agreement, the Purchaser shall pay to the Seller the entire remaining unpaid balance due on this contract.

This contract is subject to the following terms and conditions:

(1) In addition to the payments provided for above, the Purchaser agrees to promptly upon demand reimburse the Seller for taxes and hazard insurance, which taxes and insurance are to be prorated for any portion of a calendar year.

(2) It is agreed that proceeds payable under any hazard insurance policies for any loss or damage to any building or buildings located upon the premises shall be applied to the repair of said loss or damage.

(3) Prior to the execution of this contract by Purchaser, the Purchaser has made a thorough inspection of the premises and accepts the same in its present condition. The Seller makes no warranties or guaranties of any kind as to the condition of any of the improvements on said premises. Any and all alterations, repairs or additions to any of the existing buildings shall be at the sole expense of Purchaser. In the event of any default by Purchaser whereby the Seller again takes possession of the premises, either voluntarily or by foreclosure, any and all repairs, alterations or additions made to any of the buildings on the premises shall belong to and become the sole property of Seller. Purchaser intends to use the premises for a manufacturing plant and in

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