

rental for the use of the premises and as liquidated damages for the breach of this contract, the reasonableness of such forfeiture being hereby expressly agreed to and approved by the Purchasers and Purchasers shall promptly and peaceably vacate the premises.

In consideration of the agreements contained herein and of the rental payments hereinafter set forth, the Seller agrees to give Purchasers possession of the premises, beginning on the date hereof and continuing until the date of closing. The Purchasers agree to pay as rental therefor the sum of \$634.50 per month, such payments to be made in advance on the first day of each month with any portion of a month to be prorated. No portion of the rental paid hereunder shall be applied toward the purchase price except that applicable to the month in which the transaction is closed, which portion shall be prorated. Of the foregoing monthly rental payment, the sum of \$65.00 shall be allocated by Seller for the payment of taxes and insurance on the subject premises. That portion of the monthly rentals so allocated and not actually expended for the payment of insurance premiums or taxes shall be refunded to Purchasers at closing. The insurance to be maintained by Seller pursuant hereto shall be for Seller's protection only and Purchasers shall be responsible for securing insurance for their own protection if desired.

Purchasers shall pay all charges for utilities serving the premises including those for gas, water, sewer, oil or electricity and all such accounts shall be carried in the names of the Purchasers only.

During the period of occupancy prior to closing, the Purchasers shall maintain the premises in a good and sightly state of repair at all times and shall not commit any waste. Purchasers shall be responsible for the entire upkeep, maintenance and repair of the premises (except that covered under contractor's warranty) at their own expense and shall not remodel or alter the premises in any manner without the prior written consent of the Seller.

Seller shall keep all mortgages or liens on the premises current at all times until the date of closing.

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