

Three Thousand and 00/100 Dollars (\$3,000.00) upon the execution and delivery of this Agreement, receipt of which is hereby acknowledged by the Sellers, and the sum of One Thousand and 00/100 Dollars (\$1,000.00) on or before April 15, 1955, together with interest upon the unpaid principal balance at the rate of four percent (4%) per annum, and a like sum on the 15th day of April of each and every year thereafter until said principal sum is paid in full. It is hereby covenanted and agreed between the parties hereto that the Purchaser may make larger payments than those hereinbefore provided or may pay the entire principal balance, together with accrued interest, at any time. It is further understood and agreed that any such larger payments which may be made shall be applied to the payments next coming due and shall serve to defer default of this Agreement by reason of future failure to make payments to the extent of said larger payments theretofore made.

4. The Purchaser hereby acknowledges receipt of possession of the aforescribed real property as of April 15, 1954.

5. It is further agreed that the general taxes for the year 1954 shall be paid by the Purchaser.

6. The Purchaser covenants and agrees that until said purchase price is paid in full, he will keep the improvements he may make upon said real property fully insured against fire, with any and all losses payable to the Sellers or Purchaser, as their interests may appear. The Purchaser further agrees that until said principal sum is paid in full, he will pay, when due, all taxes and assessments levied against said real property.

7. The Sellers agree that upon the signing and delivering of this instrument, they will place in Escrow, at the North Side State Bank, Rock Springs, Wyoming, an Abstract of Title of said real property, a Warranty Deed, properly executed by themselves transferring and conveying all said real property to the Purchaser, free and clear of all incumbrances, including a Waiver of Homestead.

8. It is mutually agreed by and between the Sellers and the Purchaser that the North Side State Bank, a banking corporation at Rock Springs, Wyoming, shall act as Escrow Agent.

9. It is further agreed that said North Side State Bank shall hold said Abstract of Title and Warranty Deed in Escrow until