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amounts so paid and advanced by them, together with interest at the rate of five per cent (5%) per annum, and a reasonable attorney fee for collecting the amounts so expended and advanced by the Sellers.

It is further understood and agreed that the Purchasers shall, at their own cost and expense, keep the improvements which are located on the above described real property insured against fire, including extended coverage, in the following amounts, for the benefit of the Sellers as their interests shall appear, with such insurance company or companies as the Sellers shall approve:

Residence	\$10,000.00
Shop	\$ 2,000.00
Barn	\$ 1,000.00

All insurance policies herein required, or properly certified copies thereof, shall be forthwith delivered to the Sellers.

The Purchasers hereby covenant and agree that they shall not cause any waste, nor in any manner damage said real property and the improvements located thereon; that they shall care for and maintain said lands and improvements in a proper manner and according to the usual course of ranching practiced in the neighborhood; and that any damage which might be caused to said lands or improvements shall immediately be repaired by and at the expense of the Purchasers. The Sellers shall have the right to go upon said lands and inspect the same twice during each calendar year.

It is mutually covenanted and agreed by and between the parties hereto that the Purchasers shall be let into and have possession of said real property as of the date of this agreement; that time is of the essence of this agreement, and that the Purchasers must make all payments promptly as herein provided; and it is expressly understood and agreed that if the Purchasers shall fail to make any of said payments to the Sellers, in the amounts, manner and within thirty days after the time herein provided, or should they fail to perform any of the other