

has been (1) the cause of the release of the property from the  
the purchaser's obligation to pay the balance of the purchase price

Seller's right, title, interest and equity therein unto the Purchaser.

Seller further agrees to affix to the aforesaid warranty deed United States documentary stamps as required by federal law, all at the expense of the Seller.

The parties hereto mutually covenant and agree that time is of the essence of this agreement, and that Purchaser must make all payments and do all things as herein provided, and in event Purchaser fails to make any payment herein required, or to perform any other act as herein specified, then and in that event, and within thirty days after the time so provided for such payment or the performance of said act, the Seller and their personal representatives, agents or assigns shall have the option as follows:

1. To declare this contract ended, cancelled and of no further force and effect, and if this agreement shall have been filed for record in the office of the Clerk of Sublette County, Wyoming, then the filing in said office by Seller of a declaration of forfeiture, setting forth the fact of such failure on the part of the Purchaser, shall be sufficient to cancel all obligations hereunder on the part of the Seller, and fully reinvest Seller with all right, title and interest hereby agreed to be sold, conveyed or delivered, and the Purchaser shall forfeit all payments by them under the terms of this agreement and all of their right, title and interest in and to all of the aforesaid real property, including any and all improvements, and the Seller shall have the right to re-enter and take possession without demand, of the above described real property and all improvements thereon, including those erected or placed thereon by Purchaser. In the event of such repossession, the Seller may keep said real property and all improvements thereon, including those erected or placed thereon by the Purchaser, as their own and absolute property, being hereby released from all obligations, both at law and in equity, to convey the same, and in such case all payments made prior to repossession shall be considered as rental for said real property and premises, and as liquidated damages for failure on the part of the purchaser to comply with the terms of this agreement; or

2. To declare the full unpaid balance then owing under this agreement, both principal and interest, immediately due and payable, and to