

term of the within agreement a valid contract insuring the buildings and improvements on the above premises against loss by fire in a sum not less than \_\_\_\_\_ Dollars, the proceeds thereof in event of loss to be payable unto the Seller as the Seller's interest may appear at the time of loss.

The Seller agrees upon the receipt of the purchase price in full, as hereinabove stipulated, to convey and warrant the above described premises unto the Purchaser by means of a good and sufficient warranty deed.

The parties mutually covenant and agree that time is of the essence of this agreement, and that the Purchaser must make all payments promptly as herein provided, and in event Purchaser fails to make any of said payments as herein required, in the amounts and manner and within thirty days after the time herein provided, the Seller and their personal representatives, agents and assigns shall have the option:

(1) To declare this contract ended, cancelled and of no further force and effect, and if this agreement shall have been filed or recorded in the office of the Clerk of Sublette County, Wyoming, then the filing of a declaration of forfeiture, setting forth the fact of such failure on the part of the Purchaser, in said office by the Seller shall be sufficient to cancel all obligations hereunder upon 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 made by them under the terms of this agreement, and all of their right, title and interest in and to all said 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 the 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 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 as liquidated damages for failure on the part of the Purchaser to comply with the terms