

thereof as herein required, and Purchaser shall not be released or excused from any installment herein required except to the extent of credits earned in said manner.

3.

Interest shall accrue on the unpaid purchase price from and after the 15th day of December, 1965, at the rate of six and one half per cent (6½%) per annum, and said interest shall be payable on the 15th day of December, 1966, and annually thereafter until the purchase price is paid. Accrued interest shall be paid concurrently with any installment of purchase price made under the option granted in paragraph 2(c) aforesaid.

4.

All payments herein required shall be made to the Seller at 4708 Havenhurst Avenue, Encino, California, or such other place as the Seller may from time to time designate.

5.

Purchaser shall be entitled to possession of the lands and personal property described in Exhibit "A" and Exhibit "B" from and after the date of execution of the within agreement, and Purchaser shall after taking possession as aforesaid perform the following:

- (a) Pay all taxes levied upon the lands described in Exhibit "A" for the year 1966 and succeeding years throughout the term hereof;
- (b) Insure all buildings and improvements upon the lands described in Exhibit "A" against loss by fire in an amount not less than One Hundred Thousand and No/100 (\$100,000.00) Dollars, at the cost of the Purchaser, and a policy of insurance as aforesaid shall be obtained with any company acceptable to Seller, and said policy shall be deposited with the Seller and