

under this agreement, both principal and interest, shall immediately become due and payable, and to collect the full amount thereof, including a reasonable sum for attorney fees and court costs, from the Purchaser. The Seller also has the right to enforce the terms and conditions of this agreement by an action of specific performance against the Purchaser.

13. ✓

Neither Purchaser nor its successors and assigns shall assign this agreement nor part with possession of the lands in Exhibit "A" without the written consent of the Seller first had and obtained thereto; however, Seller shall not unreasonably withhold said consent.

14.

The provisions and covenants of this agreement shall apply, inure to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

15.

Lawilda M. Gardens, as the wife of Seller, waives and releases all rights under the Wyoming Homestead Exemption Laws as to the lands and real property in Exhibit "A", and agrees to waive and release all of her rights, under the Wyoming Homestead Exemption Laws in the warranty deed hereinbefore described and to be delivered by the Seller unto the Purchaser.

16. ✓

Purchaser agrees that Max B. Gardens and Lawilda M. Gardens during the term of their natural lives, may construct and erect upon the west three hundred thirty (330) feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 12, Township 37 north, Range 111 west of Sixth Principal Meridian, a residential building and such other outbuildings as may be necessary to the enjoyment of said