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Big Piney, Wyoming, in the following manner:

a. The sum of \$13,840.86 paid down at the execution of this Agreement, receipt whereof is hereby acknowledged.

b. Fifteen (15) equal annual payments in the amount of \$2268.21 plus interest at the rate of six per cent (6%) per annum from date, first said payment due and payable December 21, 1967, and the 21st day of each December thereafter until the entire balance due or to become due hereunder has been paid.

c. Buyer reserves the right, said right being herein granted by the Sellers, to pay the contract in its entirety at any time after date.

#### ARTICLE III

The Buyer shall pay all taxes, assessments and water purchase contract which shall hereafter be levied or assessed against the above described real property, except that all property taxes, assessments and water purchase contract for the year 1966 shall be paid by the sellers.

#### ARTICLE IV

It is mutually covenanted and agreed by and between the Sellers and the Buyer that the Buyer shall be let into and have the possession of all of said real property from date of contract and shall have the right to erect any structures on the above described land at any time after date. Time is of the essence of this Agreement and the Buyer shall make all payments promptly as herein provided, and it is expressly understood and agreed that if the Buyer fails to make any of the said payments to the Sellers, in the amounts, manner and within the time so provided, or should it fail to perform any of the other terms and conditions hereof, in the manner and within the time provided, the Sellers shall have the option:

- a. 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 any County Clerk, Register of Deeds, or Recorder, then the filing of a declaration of forfeiture (setting forth the fact of such failure on the part of the Buyer) in such office by the Sellers