

3.

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Each of the aforesaid installments of the purchase price and interest shall be paid to Harold Reach at Pinedale, Wyoming, until further notice of the seller.

4.

Concurrently with the payment of the 84th installment of principal and interest as aforesaid, the seller shall convey the aforesaid real estate unto the purchaser. Said real estate shall be conveyed by means of a warranty deed in form as provided by Section 34-42 of the Wyoming Statutes, 1957, duly executed by seller unto the purchaser and that the said property shall be conveyed free and clear of all taxes levied upon said property in years prior to 1968, and further said property shall be conveyed free and clear of all other liens and encumbrances.

5.

Seller agrees to pay all taxes assessed and levied upon the aforesaid real estate for the year 1967 and prior years, and the purchaser agrees to pay all taxes assessed and levied upon the above real estate in the year 1968 and in each year thereafter succeeding throughout the term of this agreement.

6.

Further the purchaser agrees and covenants that purchaser will not suffer or permit liens or claims to accrue upon and against the said property and further the purchaser shall not suffer or permit the said property to waste but on the contrary shall maintain the same in good order and condition throughout the term of this agreement.