

time subsequent to November 1, 1979.

The 1963 Real Property Taxes shall be pro-rated between Sellers and Buyers as of the date hereof and the Buyers shall pay all taxes and assessments when due after the date hereof.

5. After the Security Agreement hereinabove mentioned, has been paid in full, and at the time the total sales price herein of \$175,000.00 is reduced to \$87,000.00 or less, the Buyers at their option may demand from Sellers, a conveyance of the above-described lands by warranty deed. Buyers shall, upon the exercise of this option right, execute and deliver to Sellers a mortgage in the principal sum of \$87,000.00, or less, together with interest thereon at the rate of five per cent (5%) per annum from date, payable in annual installments of not less than \$15,000.00.

6. Buyers shall keep the improvements and buildings located upon the above-described lands, insured in a sum not less than \$ 10,000.00 in an insurance company duly qualified to do business in the State of Wyoming and with a loss payable clause to Sellers and Buyers as their interests may appear.

7. This Agreement, or any interest therein, is not transferable without permission of Sellers first had and obtained in writing.

8. This Agreement for Warranty Deed is upon the express condition that in case of failure of the Buyers, their heirs, executors, administrators and assigns to perform all or either of the covenants and promises on their part to be performed, then the Sellers, their heirs, executors, administrators or assigns shall have the right to declare this contract void and thereupon to recover possession of the premises by distress or any other legal remedy; to hold and retain all moneys paid on this contract by the Buyers and to take all right, title and interest in all buildings, fences and improvements whatsoever as liquidated damages; to regard the person or persons