

GENERAL

MESS

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2.

The Agent-Purchaser shall, to the extent deemed advisable by Agent-Purchaser, have the lands in Exhibit A surveyed and staked.

Agent-Purchaser shall have a plat of said property prepared by a competent engineer and surveyor and Owner shall execute said plat and dedicate all roads thereon shown to the public use.

3.

Agent-Purchaser agrees to advertise the sale of the lands described in Exhibit A to the extent deemed advisable by Agent-Purchaser; and Agent-Purchaser agrees to pay all expense of advertising and all other expenses incident to the sale of said lands, and in addition thereto Agent-Purchaser shall pay the expense incident to the execution and delivery of deeds, abstracts of title and title insurance policies issued upon full performance of sales contracts; and further Agent-Purchaser shall pay out of the proceeds received by Agent-Purchaser all prepayment penalties and one-half (1/2) of all interests paid to The Prudential Insurance Company of America in accordance with existing loans. Said loans shall be paid in full out of the first proceeds paid to the Owner. Said payment of interest by Agent-Purchaser shall be due on or before conveyance to Agent-Purchaser of lands in Exhibits A and C as herein contemplated.

4.

The lands described in Exhibit A shall be sold for a price of not less than FIFTEEN HUNDRED DOLLARS (\$1,500.00) per acre and the total price for all lands in Exhibit A is the sum of FIVE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$5,250,000.00).

Agent-Purchaser shall receive FIFTY DOLLARS (\$50.00) plus a commission of TEN PER CENT (10%) of the balance of sales