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possession of said lands subject to taxes, including assessments
made under Boulder Lake Irrigation District, accrued and owing
for the year in which possession is taken, except that Owner
agrees to pro-rate said taxes to date of possession. Further
Agent-Purchaser will not be entitled to take possession between
May 1st and December 1st in any year hereafter.

At all times after possession has been taken by Agent-
Purchaser, as above mentioned, Agent-Purchaser shall maintain in
force fire insurance contracts upon all buildings on the said
lands as the same are presently insured, by description and valu-
ation, under Owner's agreement with The Prudential Insurance Company
of America. The aforesaid fire insurance contracts shall provide
for all losses to be paid to Owner and Agent-Purchaser shall have
credit therefor as a part-payment of the sum of FIVE MILLION TWO
HUNDRED FIFTY THOUSAND DOLLARS ($5,250,000.00) payable under Para-
graph 14 hereafter following.

12.

At such time as contracts numbered 1,000 through 2,000
have been executed, provided that Owner has received therefrom not
less than TWO MILLION DOLLARS ($2,000,000.00), Owner shall pay all
costs of construction of additional roads, not to exceed FIFTY
THOUSAND DOLLARS ($50,000.00), upon the actual construction and
acceptance by Agent-Purchaser of said roads, said roads to be
built as designated by Agent-Purchaser; and additionally Owner shall
pay for the construction, not to exceed FIVE HUNDRED THOUSAND DOL-
LARS ($500,000.00), of a lodge building which lodge building shall
be constructed in accordance with plans, drawings and specifications,
the costs whereof are to be included in the aforesaid sum of FIVE
HUNDRED THOUSAND DOLLARS ($500,000.00), and said plans, drawings
and specifications shall be drawn at Agent-Purchaser's direction

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