

5.

Purchaser shall be entitled to possession of the aforesaid real and personal property from and after execution of the within agreement; and Purchaser does hereby acknowledge receipt of the aforesaid real and personal property and possession thereof this day; and the parties hereto expressly agree as follows:

- (a) That the Seller reserves possession and use of all of the aforesaid real and personal property in common with the Purchaser until the 1st day of November, 1969, and in consideration thereof Seller agrees to pay 1969 taxes upon the above-described real and personal property, grazing fees, electricity, propane gas and telephone charges incurred by either the Seller or Purchaser for the above-described property.

6.

Seller shall complete the sale of the lands and real estate described above immediately upon receipt of the purchase price by the conveyance of said lands unto the Purchaser, and with that purpose in mind, Seller shall execute a warranty deed in form as provided by Section 34-42 of the Wyoming Statutes, 1957, in favor of the Purchaser.

7.

Seller shall deliver unto Purchaser abstract of title continued to date hereof which shall show the above-described real estate free and clear of all liens and encumbrances except taxes for the year 1969, and that title shall thereby be shown as marketable. Purchaser shall have thirty (30) days in which to examine the aforesaid abstract of title and to assure Purchaser of the marketability of Seller's title. In event that Purchaser shall find title unmarketable, then and in that event, Seller agrees to return the down payment hereunder and the parties hereto expressly agree to rescind the within agreement; or in the alternative Purchaser