

261

record of this agreement appears in the office of the Clerk of Sublette County, Wyoming, the Purchaser agrees that Seller may file in the office of said Clerk a certificate of termination of all rights of Purchaser hereunder. The said certificate shall specifically set forth the default of Purchaser and the notice of default, and the date on which notice of said default was mailed as above required, and the date on which Seller declared termination of all rights of Purchaser hereunder.

10.

Purchaser shall pay taxes levied upon the aforesaid real estate and personal property for the year 1970, and all succeeding years, and Purchaser expressly agrees so to do.

11.

On and after November 1, 1969, Purchaser expressly promises, covenants and agrees to insure the buildings and improvements situate on the aforesaid real estate against loss by fire in an amount of not less than TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00); said contract of insurance shall and must carry a loss payable clause or provision in favor of the Seller and Purchaser shall furnish said contract of insurance and deliver the same, at Purchaser's expense, unto the Seller not later than the 10th day of November, 1969.

12.

V. L. LOONEY and PATRICIA E. LOONEY, husband and wife, Parties of the First Part herein, do hereby waive and release all rights under the Wyoming homestead exemption laws and agree further to waive and release all of their rights under the said Wyoming homestead exemption laws in the warranty deed by them to be executed in favor of Purchaser as hereinabove agreed.