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9.

In event all rights of Purchaser hereunder have been terminated in the manner aforesaid, and in the further event that a 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; 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.

Seller shall prorate 1970 taxes to date of June 1, 1970, and Purchaser shall assume and pay all taxes for and after June 1, 1970, and all taxes accruing in succeeding years;

11.

BRUCE E. BAILEY and THELMA BAILEY, 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;

12.

Purchaser expressly agrees that Purchaser will not sell or assign the within agreement nor convey, or attempt to convey, or part with possession of the above-described real estate or any part thereof, at any time, without first having obtained the written consent thereto of the Seller.