

IT IS FURTHER AGREED that Buyer shall furnish homeowners insurance on said property and furniture in the amount of Ten Thousand Dollars (\$10,000.00) or a amount equal to cover the loss of the property, including furniture and appliances with lost payee clause as follows; first to the bank and second to A. J.'s.

TIME IS OF THE ESSENCE and any above payments and insurance coverage not made by the due date shall constitute default by the Buyer and under the terms and conditions of this agreement A. J.'s and the Buyer agrees to assign title to A. J.'s and A. J.'s shall assume title to and control of the Atlantic trailer, appliances and furniture purchased under the terms and conditions of this agreement.


IT IS FURTHER AGREED BY THE PARTIES that if this agreement is in default, at the option of A. J.'s, may pay the balance due and/or assume the bank payments to Douglas County Bank and at that time shall take possession of said property, household furniture and appliances upon demand and give the Buyer seven days (7) notice to vacate the property, or:


IT MAY BE AGREED TO THAT at the option A. J.'s any payment not paid by the due date shall bear a late charge of Ten (10%) of the payment due.

IT IS AGREED THAT Buyer shall maintain the property in a like condition, less normal wear and tear, if not, the Buyer shall take whatever action is necessary to repair said property, furniture and appliances. Further the Buyer agrees not to let the residence become a nuisance and shall maintain said property to the best of the Buyer's ability.

IT IS FURTHER AGREED that if the Buyer selects not to be an Independent/Contractor Agent for A. J.'s Bonding then the balance due for the down payment and the balance due on the furniture shall be due and payable upon the Buyer's resignation. If the balances due are not paid at that time then the Buyer shall relinquish title to said trailer, appliances furniture and assign trailer title, furniture and appliances to A. J.'s.

IN WITNESS WHEREOF the parties hereto have executed this agreement the day and year first above written.

  
A. J.'s Bonding

  
DEBORAH A. EASON  
Buyer

Page 2 of 2

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