

THIS AGREEMENT, Made and entered into this 11 day of May, A. D. 1901, by and between Leonard L. Dimond and Lora L. Dimond, his wife, parties of the first part and Samuel Dimond, party of the second part, WITNESSETH:

That said parties of the first part, in consideration of the covenants and agreements of said party of the second part, hereinafter contained, hereby sell and agree to convey unto the said party of the second part by good and sufficient deed, upon the prompt and full performance of said party of the second part of his part of this agreement the following described premises, situate in ~~xxxx~~ Lot Ten (10.) of R. Moore's Addition of Out Lots to the 'Town (now city)' of Sauk Centre according to the plat thereof on file in the office of the Register of Deeds in and for Stearns County, Minnesota, and lying south of a tract of land now or once owned by a party of the name of "Brower" and north of a tract of land owned by a man by the name of "Kells" and fronting on Main Street and being the tract of land owned by the parties of the first part.

And said party of the second part, in consideration of the premises, hereby agrees to pay said parties of the first part as and for the purchase price of said premises, the sum of Two Hundred and twenty five Dollars in the manner and at the times following, to-wit:

\$50.00 August first-----1902.

\$50.00 August, first, 1903,

\$50.00 August, first, 1904,

\$50.00 August, first, 1905 and

\$25.00 August, first, 1906, together with interest on all of

said sums at the rate of seven per cent per annum, interest payable annually on the first day of August in each year up and until the full amount of the purchase price has been paid in full.

In addition the party of the second part agrees to improve the premises above mentioned on or before November first 1901 to the amount of fifty dollars, the value and amount of said improvements to be left to M. E. Dimond and his judgment to be final upon that question.

The party of the second part covenants and agrees to pay all taxes and assessments of every nature and sort at the proper time and before the same becomes past due or delinquent, except the taxes of 1900, which the parties of the first part agree to pay.

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The party of the second part hereby covenants and agrees to make all of the payments aforesaid including taxes and assessments and improvements at the times agreed upon and in the event that he fails to make such payments or any of them then he agrees to deliver possession of said premises and all thereof including all improvements to the parties of the first part or their heirs or assigns within thirty days after notice given to vacate said premises and determination to annul this agreement by said first parties and in that event this agreement shall be null and void.

The party of the second part agrees to commit no waste upon said premises and to keep the same in as good condition as they now are in every respect and to improve the same to at least the amount of fifty dollars as aforesaid.

The party of the second part shall not assign this agreement or sell said premises without the written consent of the parties of the first part.

IN TESTIMONY WHEREOF, said parties have respectively set their hands and seals to this instrument the day and year first above written.

Executed in presence of. :

Leonard L. Dimon (Seal)

Lora L. Dimon (Seal)

Witnesses { *L. L. Matterson* (Seal)

Abbie L. Matterson (Seal)