

This Agreement, Made the 16th day of May, A. D. 1977
between ERNEST J. KROEGER, ALICE E. KROEGER and JANET I. KILGORE

part ies of the first part, and
TAFT R. LARSEN and WILLIAM D. BRANSEN

part ies of the second part.

WITNESSETH, That said part ies of the first part agree to sell and convey to said part ies of the second part,
for the price and upon the terms hereinafter mentioned, the following described real estate, situate in the County of Douglas
and State of Nebraska, to wit:

Lot 2 and Lot 3, First Addition to Irvington, Douglas County, State
of Nebraska, as surveyed, platted and recorded,
(subject to easement on Lots 2 and 3 of the presently existing later-
als for the sewer system of the building located on Lot 1).

Said part ies of the second part agree to purchase said real estate from said part ies of the first part, and to pay
to part ies of the first part, as the purchase price for the same, the sum of

Thirty-five Thousand (\$35,000.00) DOLLARS, in payment as follows:

\$5,000.00 down payment, receipt of which is hereby acknowledged
by parties of the first part.

The balance of \$30,000.00 in payments as follows:

- On or before June 1, 1978, \$5,000.00 to be applied to principal
and \$2,400.00 in interest or a total of \$7,400.00:
- On or before June 1, 1979, \$5,000.00 to be applied to principal
and \$2,000.00 in interest or a total of \$7,000.00:
- On or before June 1, 1980, \$5,000.00 to be applied to principal
and \$1,600.00 in interest or a total of \$6,600.00:
- On or before June 1, 1981, \$5,000.00 to be applied to principal
and \$1,200.00 in interest or a total of \$6,200.00:
- On or before June 1, 1982, \$5,000.00 to be applied to principal
and \$800.00 interest or a total of \$5,800.00:
- On or before June 1, 1983, \$5,000.00 to be applied to principal
and \$400.00 interest or a total of \$5,400.00.

Parties of the second part may prepay any installment payments due
hereunder, in advance, on any anniversary date, without any penalty.
All of said payments to bear interest at the rate of eight per cent per annum, payable
annually, until paid.

But if said sum of money or any part thereof, or any interest thereon, is not paid when the same is due, then in that case, the whole
of said sum and interest shall, and by this indenture does, immediately become due and payable; or if the taxes and assessments of every
nature, which are assessed or levied against said premises, are not paid at the time when the same are by law made due and payable, then
in like manner, the whole of said sum shall immediately become due and payable.

As soon as said purchase money and interest thereon shall be fully paid, said part ies of the first part agree to
make, execute and deliver to said part ies of the second part, a good and sufficient Warranty Deed conveying said real estate to
parties of the second part in fee simple, free of all incumbrances, except the taxes for the year A. D. 1977, and
subsequent taxes. In case said part ies of the second part shall refuse, neglect or fail to pay said purchase money and interest as above
stated and agreed, parties of second part shall forfeit any and all rights in and to said real estate acquired under and by
virtue of this agreement, and shall forfeit any money paid for the purchase of the same, unless said part ies of the first part shall
elect otherwise.

Said part ies of the second part shall be entitled to the possession of said land so long as the conditions of this agreement shall
remain unbroken by them; but upon failure to comply with the same, said right of possession shall terminate
and said part ies of the first part shall be entitled to the possession of said land and the improvements thereon.

No assignment of this contract shall be valid without the consent of the grantor s endorsed hereon.
Said parties respectively bind their heirs, assigns and legal representatives to the faithful performance of the terms of this agreement.
IN WITNESS WHEREOF, The said parties have hereunto set their hands the day and year first above written.

SIGNED IN PRESENCE OF









