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LAND CONTRACT

THIS AGREEMENT, made this 10th day of AUGUST 1976, by and between HAROLD KASIN and LEONA R. KASIN, husband and wife, hereinafter called "SELLER", and JAMES HARKNESS and SUSAN HARKNESS, husband and wife, as joint tenants and not as tenants in common, with the right of survivorship, hereinafter called "BUYER".

WITNESSETH:

The Seller agrees to sell to the Buyer and the Buyer agrees to purchase from the Seller the following described real estate situated in Douglas County, Nebraska;

The West One Hundred Ten Feet (W110') of Lot Twenty (20) in Rees Place, and the East Thirty Feet (E30') of Lot Twenty (20) in Rees Place, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded, and also known as 1001 Park Avenue and 2411-2911-21 Mason Street, Omaha, Nebraska,

[Handwritten initials]

together with all the tenements, hereditaments and appurtenances to the same belonging, and all estate, title, claims, and demands whatsoever of the Seller of, in or to said premises, or any part thereof, and all furniture, furnishings, fixtures and equipment located thereon belonging to Seller.

It is the intention of the parties hereto that all of the interest of the Seller in and to the within Contract and proceeds thereof shall be as joint tenants with the right of survivorship and not as tenants in common, so that in the event of the death of either Harold Kasin or Leona R. Kasin, the entire interest in said Contract, and the proceeds to be received therefrom, shall vest in and belong to the survivor; and the survivor shall have full and complete authority to acknowledge and receipt for payment of the amounts due hereunder.

It is the intention of the parties that all of the interest of the Buyers in the above described real estate shall be as joint tenants with right of survivorship.

The liability of James Harkness and Susan Harkness under this Agreement shall be joint and several.

Buyer agrees to pay to Seller for the Property the sum of Seventy-two Thousand Dollars (\$72,000.00), payable as follows:

The sum of \$12,000.00 in cash, the receipt whereof is hereby acknowledged;

The balance of the purchase price, namely, the principal sum of \$60,000.00 with interest thereon from the date hereof at the rate of Nine Per Cent (9%) per annum, shall be paid as follows:

- a) \$766.30 on the 10th day of SEPTEMBER, 1976, and a like sum of \$766.30 on the 10th day of each and every month thereafter until all principal and interest shall be fully paid.

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