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Articles of Agreement, Made this 24th. day of December  
 in the year of our Lord, One Thousand Nine Hundred and Twenty-three  
 BETWEEN J.L.Holmberg and his wife Mary L. Holmberg

parties of the first part, and  
D. A. Dorsey

part Y of the second part,

WITNESSETH, That if the said part Y of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said parties of the first part hereby covenant and agree to convey and assure to the said part Y of the second part, in fee simple, clear of all encumbrances whatever, by a good and sufficient deed, the lot s, piece s, or parcels of ground situated in the County of BROWARD, State of FLORIDA, known and described as follows, to-wit: Tracts Numbered One (1) to Sixteen (16) Inclusive, in Block "B" of Citrus Park Farms a subdivision of part of Sections Four (4) and Five (5) in Townships Fifty (50) South, Range Forty-two (42) East, containing Eighty (80) acres more or less according to the survey thereof and as per the recorded Plat thereof, recorded in Book # 1 of Plats at Page #138 of the Dade County, Florida, Records.

and the said part Y of the second part hereby covenant and agree to pay the said parties of the first part the sum of Six Thousand (\$6000.00) Dollars in the manner following: Five Hundred (\$500.00) Dollars cash receipt of which is hereby acknowledged and Five Hundred (\$500.00) Dollars on or before June 24th. 1924, and Five Hundred (\$500.00) Dollars on or before December 24th. 1924, and Five Hundred (\$500.00) Dollars on or before June 24th. 1925, and Five Hundred (\$500.00) Dollars on or before December 24th. 1925, and Five Hundred (\$500.00) Dollars on or before June 24th. 1926, and Five Hundred (\$500.00) Dollars on or before each and every six (6) months thereafter until the full purchase price has been paid, with interest at the rate of Seven per centum per annum, payable SEMI-

annually on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year 1923, and to keep the buildings upon said premises insured in some company satisfactory to the part of the first part in a sum not less than

Dollars during the term of this agreement. And in case of the failure of the said part Y of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part hereby made and entered into, this contract shall, at the option of the parties of the first part, be forfeited and terminated, and the part Y of the second part shall forfeit all payments made by him on this contract; and such payments shall be retained by the said parties of the first part in full satisfaction and liquidation of all damages by them sustained, and the parties of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor. On or before June 24th. 1925 parties of the first agree to give party of the second part a deed to the above described property and take back a mortgage and notes due and payable as above stated, provided \$1500.00 with interest and all taxes due and payable have been paid up to that date. Said mortgage to contain a release clause, releasing from said mortgage tracts of Five acres or more upon payment of \$75.00 per acre providing party of second part is not in default on payments of interest.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, and assigns of the respective parties.

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, sealed, and delivered in the presence of:

H. E. Hunt } J. L. Holmberg (Seal)  
Mrs. W. E. Whaley } Mary L. Holmberg (Seal)  
 } D. A. Dorsey (Seal)  
 } (Seal)