

premises or any obligations of any kind incurred by Purchasers, and at all times promptly and fully pay and discharge any and all claims which lien may or could be based. Purchasers hereby indemnify Sellers against such liens and claims or liens and suits or other proceedings pursuant thereto.

8. The Purchasers shall not and will not transfer or assign this agreement or any of their interest therein without the prior written consent of the Sellers, which consent shall not be unreasonably withheld, including but not limited to, the right of first refusal to re-purchase by Seller at a price and on terms not less favorable than those offered by the bona fide Purchaser to whom the Purchaser desires to transfer their interest. In the event that Seller chooses to execute his right to re-purchase, this re-purchase must be consummated within 30 days after the date on which the Purchaser first communicates to the Seller his request for the written consent of the Seller to the proposed transfer.
9. In event of termination of this agreement by default of the Purchaser, the Purchaser shall and will execute a good and sufficient Quit Claim Deed and deliver same to the Seller. If the Purchaser fails to execute and deliver said Quit Claim Deed, the Purchaser shall and will pay to the Seller all expenses including court costs, and all attorneys' fees incurred by him in any proceeding to remove this agreement from record as a cloud on his title to the property.
10. In case of the failure of the Purchaser to make any of the payments, or any part thereof, or perform any of the covenants forfeited and determined, the Purchaser shall forfeit all payments made under this Agreement, and such payments shall be retained by the Seller in full satisfaction as liquidated damages by them sustained, and in such event the Seller shall have the right to re-enter and take possession of the premises aforesaid.
11. The Purchaser shall and will pay to the Seller all reasonable costs and expenses, including attorney's fees, incurred by the Seller in enforcing any of the covenants and provisions of this Agreement, brought by the Seller against the Purchaser because of his breach or default.
12. In the event of termination of this Agreement by default of the Purchaser, all improvements on the premises aforesaid, which may be put thereon by the Purchaser, shall become the property of the Seller without liability or obligation on their part to account to the Purchaser therefore or for any part thereof.
13. All covenants and agreements herein contained shall extend to and be obligatory upon the successors, heirs, executors, administrators and assigns of the respective parties.
14. The words "Seller" and "Purchaser" herein employed shall be construed to include the plural as well as the singular, and the masculine shall include the feminine and neuter where the content so admits or requires.
15. The agreement and note embodies the entire agreement and understanding of the parties to the agreement and may not be changed, altered or modified except by an instrument in writing signed by the part against whom the enforcement of any change, alteration or modification is sought.
16. It is mutually agreed by and between the Parties that the time of payment shall be of the essence of this contract.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals the day and year first above written.

Signed, Sealed, and Delivered in the presence of:

Barbara Beck
WITNESS

Mark King
WITNESS

Wayne T. Hudson
WAYNE T. HUDSON, SELLER

Goldie K. Hudson
GOLDIE K. HUDSON, SELLER

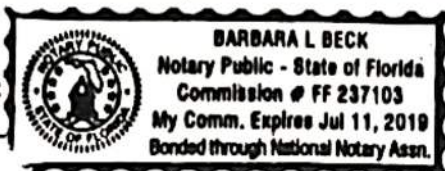
STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, WAYNE T. HUDSON, and GOLDIE K. HUDSON, his wife, personally appeared, known to me, or who provided driver's license, as identification, and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and seal in the county and state last aforesaid this 28th day of August, 2018.

My Commission Expires:

7/11/19



Barbara L. Beck
NOTARY PUBLIC
Notary Stamp/Seal

AGREEMENT FOR DEED

THIS AGREEMENT, made and entered into this 28th day of August 2018, by and between Wayne T. Hudson and Goldie K. Hudson, his wife, whose address is P.O. Box 2273, Lake City, FL 32056, hereinafter referred to as SELLER; and Leonard E. Johnson, whose address is 3475 SW State Road 47, Lake City, FL 32025 hereinafter referred to as PURCHASER.

WITNESSETH:

That the Seller hereby reserves for the Purchaser that certain piece, parcel or tract of land located in Columbia County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

If the said Purchaser shall first make all of the payments and perform all of the conditions hereinafter mentioned, the Seller covenants and agrees that they will then convey the above described property to the purchaser by a good and sufficient Warranty Deed, subject to zoning or other governmental regulations and subject to certain covenants, restrictions and easements of record, free and clear of all other encumbrances.

The total purchase of the property is \$75,000.00 payable in the following manner: the sum of \$5,000.00 has been paid on or before the delivery of the Agreement, the receipt of which is hereby acknowledged by the Seller; and the balance of \$70,000.00 shall be as follows: Payable at \$700.00 per month with 7% interest on balance. First payment to begin on October 1, 2018, with like minimum payments to be paid until this agreement is satisfied.

In the event of late payment, the Purchaser agrees to pay late charges of five percent (5%) of the amount of any payment more than 15 days in arrears. If the purchaser fails to pay any monthly installment or perform any other obligation hereunder within 30 days after its due date, Seller shall have the right, at Seller's option to foreclose or terminate this contract.

1. All payments as required shall be made to the Seller at the address of: P.O. Box 2273, Lake City, FL 32056
2. The Purchaser shall have the right to make full pre-payment of this contract at any time, without penalty. After the Purchaser has paid all principal and interest and applicable taxes and assessments hereunder, the Seller shall deliver a Warranty Deed to the Purchaser, conveying said property free and clear of any defects or encumbrances.
3. The Purchaser states that they have inspected the property prior to purchase and agree to accept the premises in its current condition, and shall make no claim in defense of their obligations under this agreement or the promissory note attached hereto based upon defects in the premises, whether blatant or obvious, nor upon any representation by the Seller or the Seller's representatives or agents in this transaction.
4. The Purchaser is given possession of the above described property as of the date of this agreement, and Purchaser agrees to pay all taxes levied by Columbia County Tax Authority levies and assessments on said property after the date of this agreement. The Seller may, at his option, pay any delinquent amounts, including the costs associated with the closing of this transaction or which may accrue after the date of this contract, and add this amount to the principal balance due hereunder, plus interest thereon at the annual percentage rate of that which is stated in the note.
5. The Purchaser will not permit, commit or suffer waste and will maintain the improvements at all times in a state of good repair and condition, and will not do or permit to be done anything to the premises that will in any way impair or weaken the security of the Seller's retained title.
6. Risk of loss by fire and other casualty is on the Purchaser, and Purchaser agrees to keep the building(s), on the premises insured by a company satisfactory to the Seller, payable to the parties respectively as their interest may appear, in a sum not less than the unpaid balance due under this contract during the term of this agreement. Purchasers shall furnish evidence that said buildings are insured by furnishing copies of insurance policies or equivalent certificates of insurance to Seller at closing and periodically not less than 30 days prior to the expiration of each such policy. Each such policy shall name the Seller as mortgagee and contain an express provision that said policy may not be canceled for any reason including non-payment of premium except upon 15 days prior written notice to the Seller.
7. Purchasers shall keep the premises and every part thereon free and clear of any and all mechanics, materialmen and other liens arising out of or in connection with services performed to or upon all materials or goods delivered to the

ADDENDUM #2 TO SALES CONTRACT

Property covered by this agreement shall be subject to the following terms and conditions:

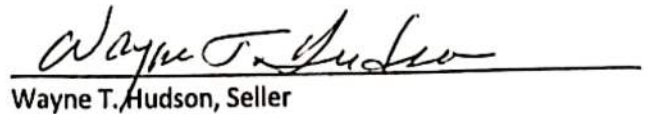
- 1) This property is for use as a home and is immune to Bankruptcy Proceedings, etc. The undersigned buyer is responsible for debt.
- 2) The undersigned buyer shall be permitted into possession of the property covered by this agreement immediately and shall assume all liability for taxes, insurance, and maintenance after that date.
- 3) The undersigned buyer agrees to keep the improvements on said land insured for an amount of not less than their highest insurable value in a company acceptable to the seller; the policy is to be held by and payable to seller as long as there is a balance on said note.
- 4) The undersigned buyer agrees not to place any improvements upon the above described property so as to create any lien thereon in favor of any third party, and in default of this provision, the seller herein shall have the right to re-enter and take possession and title to the premises.
- 5) The undersigned buyer also agrees to the following: To place no home equity loans or junior mortgages on said property.
- 6) In the event this agreement is assigned, sold, devised, transferred or in any way conveyed to another party by the buyer, then the seller, at their option, may declare the then remaining balance, together with any accrued interest, immediately due and payable.
- 7) This Agreement For Deed shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of the parties hereto.
- 8) The undersigned buyer acknowledges receipt of this Agreement and agrees to all of the terms and conditions contained therein.

IT IS MUTUALLY AGREED by and between the parties hereto, that the time of each 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, personal representatives, administrators, and assigns of the respective parties.

SIGNED this 6th day of August, 2018


Leonard Johnson, Buyer

262-79-0680
Social Security Number


Wayne T. Hudson, Seller


Goldie K. Hudson, Seller

Mesha Villar
WITNESS
George Morse
WITNESS

Leonard Johnson
LEONARD JOHNSON, BUYER

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this date, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared LEONARD JOHNSON, personally known to me or who provided driver's license, as identification, and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and seal in the county and state last aforesaid this 25 day of August, 2018.

My Commission Expires:
9-27-21

George Morse
NOTARY PUBLIC
Notary Stamp/Seal

