

Land Contract

Articles of Agreement Made in duplicate this Twenty-fifth day of September

in the year of our Lord one thousand nine hundred and Seventeen between

J.G. Bastedo of Moose Jaw, Saskatchewan,

hereinafter called the "Vendor" of the first part and Agustive L. Tastad, of Hawarden

Saskatchewan,

hereinafter called the "Purchaser" of the second part

Whereas, the said Vendor ha agreed to sell to the Purchaser and the Purchaser ha agreed to purchase of and from the said Vendor ALL AND SINGULAR, the certain tract or parcel of land and premises situate, lying and being West Half of Section Three, Township Twenty-eight

Range Four, West of the Third Meridian

for the sum of Four Thousand Nine Hundred and Sixty Dollars Dollars, to

be paid in the following manner at the Royal Bank Canada, Moose Jaw

The sum of \$ 2000.00 upon the execution and delivery of this Contract.

The sum of \$ 592.00 on or before the First day of November 1918

The sum of \$ 592.00 on or before the First day of November 1919

The sum of \$ 592.00 on or before the First day of November 1920

The sum of \$ 592.00 on or before the First day of November 1921

The sum of \$ 592.00 on or before the First day of November 1922

The sum of \$..... on or before the..... day of..... 191.....

The sum of \$..... on or before the..... day of..... 191.....

The sum of \$..... on or before the..... day of..... 191.....

The sum of \$..... on or before the..... day of..... 191.....

Together with interest from the date hereof at the rate of 6% per cent. per annum on so much of said purchase price as remains unpaid from time to time and payable on the First day of November in each and every year hereafter until the said purchase price is paid, and interest and principal not paid when due shall bear interest at the rate aforesaid from the date when it becomes due.

NOW, it is hereby agreed by the parties aforesaid in manner following, that is to say: the Purchaser covenant promise and agree to and with the said Vendor that the Purchaser will well and truly pay or cause to be paid to the Vendor the said sums of money together with interest thereon at the rate aforesaid on the days and times and manner above mentioned; and also will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged when due from and after this date.

Provided that any default in payment of any instalment of either principal or interest or taxes the whole of the principal or interest hereby secured shall at once become due and payable or this contract shall be forfeited and determined at the option of the Vendor.

IN CONSIDERATION WHEREOF and on payment of the said sum of money with interest as aforesaid in manner aforesaid, the Vendor do covenant, promise and agree to and with the Purchaser to convey and assure or cause to be conveyed or assured to the Purchaser the said parcel of land by deed or transfer subject to the conditions and reservations in the original grant from the Crown, which deed or transfer shall be prepared by the Vendor's solicitor at the expense of the Purchaser.

The Purchaser shall immediately after the execution of this agreement have the right of possession to said premises and shall have the right to occupy and enjoy the same until default be made in the payment of the said sum of money, or the interest thereon, or any part thereof, on the days and times and in the manner above mentioned.

And it is further agreed between the parties hereto that until completion of the purchase the Purchaser shall hold the said premises as tenant to the Vendor from the day of the execution hereof at a yearly rental equivalent to, applicable in satisfaction of and payable at the same time as the instalments of principal and interest upon the principal hereinbefore provided to be paid; the legal