

assigns provided that neither party shall assign any of his rights and privileges hereunder without the prior written consent of the other, except the buyer may assign all or part of his rights, privileges and obligations to a wholly owned subsidiary of the buyer.

Should the buyer fault in any of his obligations under this agreement and the seller elects to employ an attorney for the purposes of curing said default, the buyer agrees to pay a reasonable sum as attorneys fees and costs and expenses in connection with such matter. Should the seller elect to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorneys fees and all costs and expenses in connection with such suit, which sum shall be included in any judgment or decree entered in such suit.

The title to all property herein, except salable inventory, and to each item thereof, shall be and remain in the sellers until the entire purchase price, with interest thereon, is paid in full, at which time, the title to same shall without any further action on the part of the seller, be vested in the purchasers.

The purchasers shall not sell, pledge, mortgage or attempt to sell, pledge or mortgage any of the property herein without the written consent of the sellers.

The purchasers shall not remove any of the property herein from Skamania County or from the premises without the written consent of the sellers.

The purchasers shall, during the life of this contract, until fully paid and satisfied, insure the above-described property against fire and theft in the amount of Seventy Five Thousand Dollars (\$75,000.00) with loss, if any, to be paid to the sellers as their interest may appear. In addition, the purchasers shall, at their

PURCHASE AGREEMENT - 4