THIS AGREEMENT made this ______________ day of ______________________, 20______, by and between ________________________________ (First Party) and ________________________________ (Second Party).

WITNESSETH: That in consideration of the mutual covenants and agreements to be kept and performed on the part of said parties hereto, respectively as herein stated:

I. Said party of the first part covenants and agrees that it shall: __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

II. And said party of the second part covenants and agrees that it shall: __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

III. Other terms to be observed by and between the parties: __________________________________________________________
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

This agreement shall be binding upon the parties, their successors, assigns and personal representatives. Time is of the essence on all undertakings. This agreement shall be enforced under the laws of the state of ________________.

This is the entire agreement.

Signed the day and year first written above.

Signed in the presence of:

Witness: ____________________________     First Party: ____________________________
Witness: ____________________________     Second Party: ____________________________