

(5) NOTICE OF DEFAULT: If Buyer defaults in the terms of this contract and the Seller elects to declare the whole of the balance due and to declare the contract terminated, in accordance with Section 4 hereof, then it is mutually agreed that Seller shall give the Buyer notice of such election by Registered Mail. Buyer shall then have ten (10) days from the receipt thereof to pay the whole of the balance due and if such is not paid no further action shall be necessary to terminate and cancel the contract and Buyer agrees to deliver up possession of the premises.

(6) PREPAYMENT: The Buyer may pay any installment or the whole of the purchase price prior to maturity with interest only to date of payment.

(7) INSURANCE: Sellers agree to keep the buildings on said property insured against loss by fire or other casualty in the amount of at least \$9,530.40 with extended coverage endorsement thereon protecting the Buyer's interest as it may appear. Should there be a loss under such policy, Seller agrees to pay to the Buyer only that portion of the amount paid in upon the principal indebtedness including the \$1,500.00 equity payment.

(8) MAINTENANCE: The Buyer agrees to keep the premises in a good proper and habitable condition at all times, including grounds and shrubbery and will make any and all necessary repairs at their own expense in order to maintain the premises in the state of repair at the time of the execution of this contract, ordinary wear and tear alone excepted. Should the Seller be forced to make any such repairs the cost of same shall be added to the purchase price herein together with interest thereon at the rate of Six (6%) per cent per annum, and, such sums shall be due and payable upon the payment of the balance of the purchase price.

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