

The Seller shall not be responsible for any repairs to the premises and it is agreed and understood that the building is in sound condition and in no need of repairs at the present time.

The Purchasers agree that in the event of default of this Contract they will deliver the premises and the building thereon in as good repair as they were at the commencement of the said Contract, reasonable wear and tear alone excepted.

The Purchasers agree that they will save harmless and indemnify the Seller from and against all loss, liability or expense that may be incurred by reason of any accident or damage from the machinery, equipment, passageways, alleys, elevators, gas or water, other pipes, or from any damage, neglect or misadventure to any person or persons or property arising from or in any way growing out of the maintenance, existence, misuse or abuse of the premises.

The Contract shall not be assigned or the premises leased without the written consent of the Seller.

The parties agree that if any monthly installment shall be past due and unpaid for a period of ten (10) days or upon the violation of any of the terms of the Contract, and the violation is not corrected within ten (10) days after written notice from the Seller to the Purchaser, then the Seller may declare the Contract terminated and take possession of the premises, retaining any and all sums paid hereunder as liquidated damages and rent for the use of the premises by the Purchasers.

Upon payment to the Seller by the Purchasers of the purchase price in full, the Seller will convey the property by general warranty deed in fee simple, free and clear of all liens and encumbrances.

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