

Sellers fail to make the within mortgage payments when due, the Purchasers shall have the right to pay the same and to subtract the cost thereof from the balance due on the purchase price, which new balance shall bear interest as hereinabove provided.

9. The Purchasers covenant that if any of the sums set forth above shall not be paid when due, including principal, interest, taxes and insurance, or if Purchasers fail or neglect to carry out any of the terms, conditions and obligations set forth in this Contract, the Sellers may declare this Contract terminated, null and void, and all sums paid hereunder by the Purchasers shall be deemed forfeited with the right of the Sellers to retain the same in satisfaction of rental of the premises and, in such event, both the Sellers and Gaddy & Davenport, Attorneys, shall be discharged in law and equity from any liability to deliver or convey the aforementioned deed, the Sellers shall have the right to enter upon and take possession of the premises, excluding the right of all persons who may be occupying the same, without suit or resort to any court, eviction, foreclosure or other legal or equitable remedy. If the Sellers elect to terminate this Contract and to declare all sums paid hereunder as rentals and/or to exercise any other options granted hereunder, then such sums and/or such option of other elections hereunder shall be deemed to be the entire liquidated damages, and the Sellers shall not also be entitled to specific performance.

10. The Sellers covenant that if Sellers fail or neglect to carry out any of the terms, conditions and obligations set forth in this Contract, the Purchasers may declare this Contract terminated, null and void and all sums paid hereunder by the Purchasers shall be immediately due and refunded to Purchasers at Purchasers' election. If Purchasers elect to terminate this Contract

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