

(d) Prefinished plywood wall paneling^{and furring} with an allowance of \$598.00;

(e) Carpeting with an allowance of \$871.00; and

(f) Accoustical tile suspended ceiling with an allowance of \$480.00.

~~11.2.~~ Closing of Title. Seller shall convey good and marketable fee simple title to Purchaser or its assignee to any Unit referred to in Section 1 upon payment by Purchaser or its assignee to Seller of \$26,000.00 with respect to such Unit. The \$135,000 cash paid^{or to be paid} by Purchaser to Seller pursuant to Section 2 hereof prior to the completion date, shall not be allocated to any Unit. Any excess over \$26,000.00 paid with respect to any Unit^{shall} ~~may~~ be reallocated by Purchaser to any other Unit, so long as Purchaser continues to owe any monies to Seller hereunder.

~~12.3.~~ Purchaser's Subordination of Interest. In the event that Seller elects to obtain a construction loan for the purpose of constructing upon the subject property all or a portion of the Units, then Purchaser covenants and agrees that Purchaser will, at the request of either Seller or Seller's mortgagee, promptly subordinate any interest which Purchaser has hereunder to the priority of a note(s) and mortgage(s) given by Seller for the purpose of securing a construction loan.

~~13.4.~~ Common Expenses. Seller covenants and agrees that the amount of common expenses (excluding capital alterations or improvements and excluding ad valorem taxes) for Cedar Lane Centre payable by Purchaser shall not exceed \$75.00 per Unit (exclusive of principal and interest on any mortgage payments),