

3. Purchaser covenants and agrees that the said payments shall be made at Seller's office or as may otherwise be directed by Seller in writing.

4. That Purchaser shall also pay all taxes and assessments and hazard insurance whatsoever imposed upon the said premises that may become due and payable after the date hereof; and, if not fully paid, Seller may, at his option, pay the same with interest and charges, if any, and the same thereupon shall become part of, and be added to, the purchase price herein, and shall be due and payable with the installment of purchase price next falling due.

5. That if Purchaser shall fail to meet any of the said payments, or any part thereof, or shall otherwise fail to keep, observe and perform any of the conditions or covenants of this Contract on Purchaser's part to be kept, observed and performed, this Contract, at the option of the Seller, shall cease, and be of no further effect, and shall be terminated, and shall be and become irrevocably surrendered by Purchaser, and thereupon all payments made under this Contract shall be retained by Seller as liquidated damages; and Seller shall have the right to re-enter and take possession of the premises aforesaid, without being liable to any action therefor. But, in the event of any such default, Seller may waive the surrender upon written notice to Purchaser, and may sell the said premises in good faith, either at a private or public sale and without notice, for the account of Purchaser, and, after crediting the net proceeds realized therefor, hold purchaser for the balance remaining unpaid upon the written contract price and for any other payments required hereunder.

6. That Seller shall be bound by representations touching or affecting the premises herein described, or this Contract, that are not set forth herein; and, it is expressly agreed that all representations relating to the said premises, or to this Contract, are included in, and set forth in, this Contract.

7. That Seller shall, when the within purchase price shall be

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