

subject property or in this contract or any underlying documents, without the prior written consent of the Seller herein is expressly forbidden and any attempt to do so will be treated as a complete breach of this contract.

## V.

The Purchaser shall be allowed to take possession of the premises immediately with the understanding by and between the parties hereto that the Purchaser takes possession of the premises as is and shall be responsible for the maintenance and upkeep of said property. It being understood by and between the parties that the Purchaser shall be responsible to maintain and repair, if necessary, all systems connected with the above described realty and including but not limited to electrical wiring, plumbing, heating and air conditioning.

## VI.

The parties hereto agree that the taxes for the current year shall be prorated.

## VII.

The Seller agrees to deliver to the Purchaser a good, fee simple and warranty deed to the said property when the Purchaser has fully complied with the terms of this agreement, specifically the terms of Paragraph II above. It is further understood and agreed by and between the parties hereto that in the event Purchaser shall fail to make any payments as provided herein or breach any other provision of this agreement, then the Seller shall have the right to declare the entire balance due and payable and force compliance or to cancel this agreement or retain all sums paid as liquidated damages for the breach and rental of said property and treat the Purchaser as a tenant holding over after notice or to use any other legal remedies available at law or in equity. It is further agreed between the parties that in the event Seller elects to bring an action against the Purchaser pursuant to this paragraph, the Purchaser shall pay a reasonable attorney's fee to the Seller's attorney for institution and/or prosecution of such action.

## VIII.

The Purchaser shall be entitled to peaceful possession of the premises as long as the Purchaser does not default on the terms of this agreement. The Purchaser shall be responsible for and pay for all utilities utilized on the premises and further agrees to keep