

SECTION FIVE

ASSIGNMENT AND LEASING

Purchaser does hereby agree and covenant that, without prior written approval of Seller, Purchaser shall not assign this Articles of Agreement for Deed nor lease the Premises or grant any concession or license to use said Premises or any part thereof. A consent by the Seller to one assignment, lease, concession or license shall not be deemed to be the consent to any subsequent assignment, lease, concession or license. Any assignment, lease, concession or license without the prior written consent of the Seller, or any assignment or lease by law, shall be void and shall at the Seller's option terminate this Agreement.

SECTION SIX

ALTERATIONS AND IMPROVEMENTS

Purchaser shall make no alteration to the building or the Premises nor construct any building or make any other improvements to the Premises during the aforesaid term of this Agreement, without the prior written consent of the Seller. Any alterations, changes and improvements built constructed or placed on the Premises by the Purchaser, with the exception of fixtures removable without damage to the Premises, and moveable personal property, shall, unless otherwise provided by written agreement between the Seller and the Purchaser be the property of the Seller and remain on the Premises in the event of any default under this Agreement.

SECTION SEVEN

INSURANCE

Purchaser shall maintain fire and extended coverage insurance on the Premises in an amount not less than the Purchase Price as hereinabove set forth, and shall name the Seller as the loss payee under said policy until the formal closing of transfer of title to the Premises from the Seller to the Purchaser, at which time, loss payee may be designated as the Purchaser. Purchaser shall furnish Seller with evidence of such insurance and a copy of the policy within five (5) days of the execution of this Agreement.

SECTION EIGHT

UTILITIES

Purchaser shall be responsible for arranging for any paying for all utility services to the Premises from and after the date of possession, i.e. October 9, 1981

J. M. D.
J. S.

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