

SECTION NINE

MAINTENANCE AND REPAIRS

Purchaser shall, at his sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement.

SECTION TEN

SUBORDINATION

This Agreement and Purchaser's interest hereunder are and shall remain subject, subordinate and inferior to any lien or encumbrance now affecting said property, the interest payable thereon and any renewal or extension thereof; however, at the closing of the transfer of title to Purchaser, Seller warrants to convey unto Purchaser good, fee simple and marketable title, free and clear of such liens and encumbrances.

SECTION ELEVEN

TAXES AND ASSESSMENTS

Purchaser shall pay all taxes and assessments or impositions that may be legally levied or imposed upon said Premises subsequent to the date hereof.

SECTION TWELVE

DEFAULT

If any default is made in the payments required hereunder, or any part thereof, at the time hereinbefore specified, or if any default is made in the performance or compliance with any other term of this Articles of Agreement for Deed, this Agreement shall, at the option of the Seller, terminate and be forfeit, and Seller may re-enter and take possession of the Premises and remove all persons therefrom. Purchaser shall be given ten (10) days' written notice of any default or breach or termination and forfeiture of this Agreement shall result if, within five (5) days after receipt of such notice, Purchaser has not corrected the default or breach

*Gas*  
*S.M.P.* *[Signature]*

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