

As is previously provided in Item II of this Contract, if such regulatory approval is not obtained by April 30, 1982, and further, unless the buyer is willing to go forward with the terms of this contract without such approval, this contract will terminate automatically on said date.

VI

CLOSING COSTS

The Seller shall pay for all documentary stamps for the deed and shall pay for preparation of the deed and the Buyer shall pay for the documentary stamps for the mortgage and for the preparation of the note and mortgage and the recording of the mortgage. Property taxes shall be prorated as of the date of the closing.

VII

LEGAL FEES

In the event of default or delay in the performance of any terms and conditions of this Contract, and this Contract is placed in the hands of any attorney for securing performances hereunder, the defaulting party agrees to pay all costs for the legal proceedings, including reasonable attorney's fees incurred by the other party, with or without the institution of an action or proceeding, and in addition all costs, disbursements and damages provided by law.

VIII

REMOVAL OF STRUCTURES

The Seller or his Agent shall have the right through July 31, 1982, to enter upon the property for the purposes of removing the office building located thereon which removal shall be at the Seller's expense. The Seller shall remove the three (3) mobile homes from the property within sixty (60) days after receiving written notice from the Buyer of receipt of the approval of its branch bank for this property or within sixty (60) days after the date of closing whichever occurs first. The Seller or his agents shall have the right to enter upon the property for the purpose of selling and removing the mobile homes.

NO. 224 - CM.

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