

attorney for collection, or be collected by a legal process of any kind, the Purchaser agrees that a reasonable fee for this service, as well as all costs and expenses in connection therewith, shall be added to and be collectible as a part of the obligation represented hereby, and shall be immediately due and payable. Further, the Purchaser agrees that should the Seller be assessed by David L. Griggs with a late charge as a result of the Purchaser's failure to pay as herein agreed, that the Purchaser shall upon demand reimburse the Seller for any such late charge.

III.

The Purchaser acknowledges that it has been afforded ample opportunity to fully examine and inspect the premises which are the subject of this Contract, and any improvements thereon, including but not limited to all fixtures or appliances included therein, and except as noted herein, the Purchaser agrees to accept the subject premises in "as is" condition and hereby acknowledges that the Seller makes no warranty of the premises, its fitness, freedom from defects in workmanship and materials, either express or implied:

EXCEPTIONS: NONE

IV.

Purchaser agrees to keep and maintain the premises in a good state of repair throughout the term of this agreement; that it will neither commit nor allow waste thereon, nor any condition or activity not in compliance with state or federal law, or city or county zoning ordinances.

V.

Purchaser agrees to pay all taxes and assessments which may become due or owing on the premises on or after Jan. 1, 1982 and further agrees to obtain and maintain a policy of fire, casualty and hazard insurance on the premises in an amount acceptable to David L. Griggs the Seller, and the Purchaser, as their interests may appear, and furnish to the Seller evidence of prompt payment of all premiums in connection therewith together with a copy of the policy. Should the Purchaser default in either of these provisions, the Seller shall have the right to pay such taxes and maintain such insurance and to protect its

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