

- 2 -

responsible for all costs and expenses of maintenance, repairs, upkeep and easements for this property and all costs and expenses for utilities and other goods and services related to this property. Purchasers also expressly agree to be responsible for all taxes and hazard insurance premiums in connection with the above described property; and upon proper verification by the Sellers, the Purchasers agree to pay said taxes and insurance premiums or to reimburse the Sellers for any amounts so paid by Sellers during the term of this agreement.

## IV.

Purchasers covenant that they will save the Sellers harmless against any and all loss or liability of any nature whatsoever that may arise or be incurred in and about the subject property during the term of this agreement. Sellers may require Purchasers to carry liability insurance in such an amount as is reasonable under all the circumstances.

## V.

It is understood by and between the parties that this is a personal contract and that should the Purchasers sell, assign or convey any interest in the within contract without prior written consent of the Sellers, the Sellers at their option may declare the entire balance of the price hereunder immediately due and payable.

## VI.

It is agreed that the 1982 property taxes shall be prorated, with the Purchasers responsible for taxes thereafter.

## VII.

In the event Purchasers fail to make any payments as provided herein or breach any other provision of this contract, then Sellers shall have the right to declare the entire balance immediately due and payable and force compliance with this contract, or to cancel this agreement and retain all monies and sums paid thereunder as liquidated damages for the breach of this contract and rental of this property and treat the Purchasers as tenants holding over after notice, or to use any other legal

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