

normal use and wear excepted, and should he fail to do so, the Sellers may at their option, enter upon said premises, and make whatever repairs as are necessary and charge the expenses of such repairs to the principal debt.

9) It is understood and agreed that in the event the Buyer shall fail to make any of the payments as provided herein, or any part thereof, within a period of thirty days after the due date, the Sellers shall be discharged and relieved from any liability to make and deliver such deed to the Buyer and in that event, all rights of the Buyer shall cease and terminate hereunder and the Buyer may be treated as a tenant holding over after the termination of his lease, and the Sellers shall thereupon be entitled to such possession of the premises and to pursue such remedies as they may be entitled to under the law as landlord, and all sums paid hereunder by the Buyer shall be retained by the Sellers as rent or liquidated damages. Notice to quit and of forfeiture each are hereby waived by the Buyer.

10) It is further understood and agreed that if there is any default in the agreement on the part of the Buyer, that the Buyer agrees to pay to the Sellers any reasonable attorney's fees and costs that the Sellers may incur in connection with the eviction of the Buyer or cancelation of this agreement.

11) It is further understood and agreed by the Buyer that this property is subject to a mortgage by the Sellers and that the Sellers will obtain a release or satisfaction of said mortgage of record upon payment of the agreed purchase price in full.

12) It is understood and agreed that the Buyer has inspected the premises herein and finds them to be satisfactory to the Buyer and it is further understood and agreed by and between the Buyer and the Sellers that there is no warranty or representation by the Sellers of fitness or suitability of the premises and that the premises are accepted by the Buyer in the premises present "as is" condition and said premises will be conveyed in an "as is" condition.

IN WITNESS WHEREOF, the parties hereto have subscribed their names and affixed their seals in duplicate on the day and year first above

*Muller
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