

fire or any other cause, shall not release the Buyer from any of his obligations under this contract, it being expressly understood that the Buyer bears all risk of loss to, or damage of, the property.

10. ALTERATIONS. The Buyer will not renovate, remodel, or alter any building or improvement now or hereafter situated on the property, or construct any additional building, buildings or improvements on the property without first giving written notice and submitting plans for such renovating, remodeling or construction to the Seller and getting Seller's approval in writing of such plans.

11. MECHANICS LIENS. The Buyer shall indemnify and hold the Seller and the property of the Seller, including the Seller's interest in the property, free and harmless from liability for any and all mechanic's liens or other expenses or damages resulting from any renovations, alterations, buildings, repairs, or other work placed on the property by the Buyer.

12. LIABILITY. The Buyer shall indemnify and hold Seller free and harmless from any and all demands, loss, or liability resulting from the injury to or death of any person or persons because of the negligence of the Buyer or the condition of the property at any time or times after the date possession of the property is delivered to the Buyer.

13. WAIVER OF BREACH. A waiver by the Seller of any breach of any of the provisions of this agreement required to be performed by the Buyer shall not bar the rights of the Seller to avail himself of any

RE 20

12-18-72