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renovating, remodeling or construction to the Seller and getting Seller's approval in writing of such plans.

10. MECHANIC'S 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.

11. LIABILITY. The Buyer shall indemnify and hold the 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 of possession of the property is delivered to the Buyer.

12. 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 subsequent breach of any such provisions.

13. UTILITIES. Buyer is responsible for the payment of all utility bills. Furthermore, Buyer is responsible for the purchase and installation of all electrical (with the exception of electrical pole already installed by Seller) and