

7. Risk of Loss. Destruction of, or damage to, any building or other improvements now or hereafter placed on the property, or of any personal property, if any, described in this contract, whether from 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.

8. Execution of Documents. Seller agrees to execute a deed upon payment in full of all amounts due hereunder. Upon payment as required, said deed shall be released to Buyer for recording. Buyer shall pay for the documentary stamps to be affixed to said deed at time of recording.

In the event Seller fails to transfer the property as provided herein or in any way jeopardizes his ability to transfer said property by further encumbering the property or making other transfer of the property all amounts paid by Buyer pursuant to this Bond for Title shall become an indebtedness of Seller which indebtedness shall be immediately due and payable.

9. 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 mechanics' liens or other expenses or damages resulting from any renovations, alterations, buildings, repairs, or other work placed on the property by the Buyer.

10. 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 purchaser shall not bar the rights of the Seller to avail itself of any subsequent breach of any such provisions.

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