

Purchasers hereunder, as and when the same become due and payable, and will not suffer or permit the same to become delinquent. In the event Sellers shall fail to make any such payment as and when the same become due, Purchasers shall have the right to make the same, and upon presenting evidence of such payment to the escrow agent of the parties, shall be entitled to credit therefor on the payments becoming due on this contract. The making of any such payment by Purchasers shall be without prejudice to any legal or equitable remedy Purchasers may have against Sellers for the breach of this contract.

**PURCHASERS' OBLIGATION:** The Purchasers have examined the property which is the subject matter of this transaction, and they accept same "as is." Purchasers covenant and agree that they shall faithfully perform and fulfill the following obligations and conditions:

(a) That they will take good and proper care of the subject real property, preventing the value of same from deteriorating through neglect and lack of care. Purchasers further covenant and agree that they will commit no waste nor utilize the property in such a manner as to constitute a nuisance, wrongful or unlawful use. Purchasers reserve the right to improve the subject real property in any manner they shall see fit without obtaining prior consent from the Sellers; PROVIDED, HOWEVER, that the improvements so made shall be and become part of the real property and shall belong to the Sellers subject to this Contract.

(b) Purchasers shall not suffer nor permit any material nor labor liens to be placed upon or filed upon the subject real property, and shall save the Sellers harmless from any claim arising hereafter out of any such liens. The filing of a lien against the subject real property shall constitute a default hereunder as contemplated by the parties, unless a bond is posted to insure removal of jeopardy to Sellers then interests.

(c) Purchasers will promptly pay all taxes, liens, public charges or assessments which may hereafter become due, accrue, be levied or otherwise assessed against the subject real property. All of said taxes shall hereafter be the responsibility of the Purchasers hereunder.

(d) Purchasers agree to keep the improvements now situated on the subject real property insured against loss by fire or similar catastrophe by and through a suitable insurance company during the course and term of this subject Contract. In the event of loss by such fire or catastrophe, Purchasers agree that the interest of the Sellers shall first be satisfied to the extent of their then remaining interest, and any sums, thereafter remaining by way of benefits under the policy shall thereafter be paid to Purchasers.