

The purchaser also agrees to install a basement furnace with runs to the second floor within a reasonable time after occupancy.

IT IS UNDERSTOOD AND AGREED that all the repairs and remodeling of the premises above described shall be in addition to, and not a part of, the purchase price hereof, it being the intention of the purchaser and the seller that the price of Ten Thousand and No/100 - (\$10,000.00) Dollars is for the property as it now stands. The purchaser agrees to pay the seller the aforesaid Ten Thousand and No/100 - (\$10,000.00) Dollars in monthly instalments of Seventy-Five and No/100 - (\$75.00) Dollars each, beginning on the 30th day after possession of the premises has been surrendered to the purchaser, and continuing thereafter at the end of each 30-day period until the balance due on this contract has been paid down to the sum of Eight Thousand and No/100 - (\$8,000.00) Dollars, at which time the seller agrees to make and deliver to the purchaser a good and sufficient deed to said premises, and should the purchaser be unable to finance the balance due on this contract at that time, the seller herein agrees to take a second mortgage for any balance due thereon, or agrees to take back a purchase money mortgage for the balance due at such time.

IT IS UNDERSTOOD AND AGREED that the items listed in the attached sketch shall become a part of the realty and should the purchaser fail to comply with the terms of this contract, all of the repairs made shall be considered as a part of the realty and shall remain on the premises above described, and the seller shall not be required to pay the purchaser any portion of the cost thereof.

IT IS ALSO UNDERSTOOD AND AGREED that all monthly payments made hereunder shall be construed as rent and should the purchaser abandon the contract, all such payments shall be applied to the rent for the above described premises, and the seller shall not be required to refund any portion thereof.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that in case any installment of principal or interest, or the taxes, be not paid by the purchaser promptly when due, or the purchaser causes or permits any waste of said premises, or the purchaser makes other default hereunder and fails to remedy or make good such other default within thirty days after written notice thereof, then in addition to all other remedies provided by law the seller may at its election and without notice, either (1) declare the entire unpaid balance of the purchase price (determined after having credited all sums paid hereunder) immediately due and payable and institute and maintain action for specific performance hereof; and/or (2) declare this contract terminated and ended, whereupon all rights of the purchaser hereunder, or in and to the said premises shall cease and determine, and possession of said premises shall be surrendered forthwith by the purchaser, his agents and tenants, to the seller. In event of default hereunder the seller shall have the right to apply, hold and retain as rent for said premises for the time theretofore elapsed all sums paid hereunder. Any holding over by the purchaser shall be as a trespasser, or at the seller's election, as a tenant holding over after the termination of his lease, with the right to the seller as landlord to obtain possession as against such tenant.

In the event of the purchaser's failure to surrender possession as aforesaid the seller shall have the absolute and unqualified right to the appointment by the Court of a receiver, to take charge and possession of the said premises (or other avails thereof) without regard to the adequacy of any security which the seller may have or the solvency of the purchaser.