

By all taxes accruing upon said property from and after the date of this instrument and further the purchaser agrees to maintain fire and extended coverage insurance in a sum equal to the balance due on this contract on the property hereinabove described for and during the life of this agreement. It is understood and agreed that the purchaser shall maintain the premises in a state of good repair and shall maintain the same in good workmanlikoship manner. In the event that the purchaser shall permit the premises to go uninsured for the balance due on said purchase contract here- or shall fail to pay the taxes or shall fail to make the necessary repairs in order to protect the said building on said property, then and in that event, the seller, at his option, shall have the right to either pay said taxes and insurance premium or have said necessary repairs done, and add the same to the balance due under said contract, or, declare this agreement to be breached, and in that event that the seller does in fact declare this agreement to be breached and upon the breach of same, shall have the right to terminate this contract as hereinabove stated in the following manner:

In the event that the purchaser shall fail to make a monthly payment hereon (i.e., that after said ... or shall fail to pay ... insurance premium and ... or shall fail to make the necessary repairs ... the option of the seller, to ... or, declare this agreement to be breached, and in that event that the purchaser does in fact declare this agreement to be breached and upon the breach of same, shall have the right to terminate this contract as hereinabove stated in the following manner:

The purchaser shall not ...