

in an amount so that the total amount of cash, equity and debt relief received by Owner shall equal Four Hundred Thirty Five Thousand Dollars (\$435,000.00).

6. Owner herein agrees that its attorneys shall examine title to the exchange property on Pelham Road and shall issue their opinion as to the status of that title. The transfer of the exchange property to Owner shall be by a fee simple general warranty deed of Buyer, but Owner herein agrees to hold harmless and indemnify Buyer from any liability resulting from the warranty in said Deed to Owner and any other liability pursuant to the transfer of the exchange property to Owner in furtherance of the exchange pursuant to said Real Estate Contract and amendments.

7. Except as herein expressly modified and amended, the Real Estate Contract and Amendment hereto previously executed by Owner and Buyer on June 9, 1980, shall continue in full force and effect, and said Real Estate Contract and all amendments thereto shall be binding upon the respective parties hereto, and upon their successors and assigns.

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