

14. In the event an owner of property in Vardry Medical Court decides to sell the said property, such property owner shall offer to each of the other property owners in said Medical Court an opportunity to purchase the same at the price for which it is being offered for sale. This notice to the respective property owners shall be in writing addressed to each property owner at his or its last known address, registered mail, return receipt requested. Such property owner shall have ten (10) days from the delivery date to such address to elect to purchase the same. If delivery cannot be effected for any reason within five (5) days from the mailing date, then the said notice shall be delivered to such property owner's place of business, if any; if not, to his last known residence address and such property owner shall have ten (10) days from the latter mentioned delivery date to elect to purchase. Any election to purchase shall be given in writing to said seller within the time herein specified with a \$500.00 deposit to show good faith. If more than one property owner elects to purchase and they cannot agree among themselves as to who will be permitted to purchase the same, then in that event, they shall determine the purchaser by lot. After so accepting, the purchaser shall be given thirty (30) days in which to complete the transaction and tender the balance of purchase price to the seller at the address furnished, and the seller shall deliver to said purchaser a good fee simple title, free and clear of encumbrances, subject, however, to the agreements and covenants herein contained. In the event no property owner in said Medical Court elects to purchase within the specified time, the seller may sell to any other party, or parties, within one year from the date of so offering the same for sale. However, if, after one year, the property owner does not sell, he or it shall again comply with the above provisions before selling the same.

15. It is intended by this Agreement and Covenants that the said property shall remain the sole and exclusive property of the respective owners, with the use and sale restricted for the mutual benefit of all property owners, and each agrees to hold the other harmless on account of the use, maintenance or operation of his or its respective property.

16. To enforce the agreements, covenants and restrictions herein contained, the landowners shall elect three or more persons to serve as a committee with full power and authority to enforce the same for the other landowners; however, if the committee fails to act, it is not intended hereby to limit the authority of any of said landowners from exercising his or its rights hereunder.