

pay 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 workmanlikeness manner. In the event that the purchaser shall permit the premises to go uninsured for the balance due on said purchase contract herein or shall fail to pay the taxes or shall fail to make the necessary repairs in order to protect the said buildings 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 this agreement, or, declare this agreement to be breached, and in said event that the seller does herein declare this agreement breached and upon the breach of same, shall have the right to terminate this contract as hereinafter stated in the following paragraph,

In the event that the purchaser shall fail to make said monthly payment fifteen (15) days after said payments are due or shall fail to pay the taxes, insurance premiums and pay for the necessary repairs, this agreement, shall, at the option of the seller, terminate, and, further, in the event the purchaser fails to pay the unpaid balance on or before the 1st day of April, 1981, this contract, at the option of the seller, terminate and in either event any and all payments made by the purchaser prior to said termination shall be forfeited by the purchaser to the seller as rent for the use of said premises and as liquidated damages for the breach of this contract.

The purchaser shall not assign the rights vested in him