

(a) Down Payment	\$ <u>-0-</u>
(b) Payment upon execution of this Agreement by Purchaser in the amount of	\$ <u>-0-</u>
(c) Payment prior to April 1, 1973	\$ <u>100.00</u>
(d) The balance of the purchase price shall be payable by cash or cashier's check at closing, of which net mortgage proceeds may be a part thereof	\$ <u>23,600.00</u>
T O T A L	\$ <u>23,700.00</u>

All closing costs for financing shall be paid by the Purchaser.
 3. Upon full payment of the entire purchase price hereinabove

stated, the Seller shall execute and deliver a Warranty Deed to the above described Apartment Unit in standard form showing the Apartment Unit to be free and clear from all liens and encumbrances, save those created by or on behalf of the Purchaser, and such easements, restrictions, and limitations as may be set forth in the Master Deed.

Possession of the premises shall be given as of the date of closing. Purchaser agrees to pay costs of recording his Warranty Deed. Documentary Stamps, both State and County, will be affixed to said Deed and paid for by the Seller. Real estate taxes and insurance prepaid by Seller will be prorated as of date of closing.

4. If the Seller shall default in the performance of the contract herein, then Purchaser, if not in default, at his option may elect to void this contract and all sums paid by him hereunder shall be forthwith returned to him on demand. In the event of default by the Purchaser and the failure of the Purchaser to pay the balance of the purchase price or otherwise default on the terms and conditions of this Agreement, the deposit paid hereunder shall be retained by the Seller as liquidated damages and the Seller shall be relieved of all responsibilities hereunder.

5. Closing of the sale and purchase of such apartment unit shall be consummated after completion of the construction of the apartment building at the time, date and place to be specified by written notice given by Seller to Purchaser which notice shall specify time and date.

The Seller shall retain or acquire title to each apartment not sold and shall be liable for assessments on each apartment not sold in the same manner as any other Apartment owner.

(Continued on next Page)