

4. Any reference herein to acts to be undertaken or title insurance policies to be issued by Pioneer National Title Insurance Company shall be equally applicable to Title Insurance and Trust Company or other reputable title or abstract companies whose policies are guaranteed or reinsured by the herein named companies. "Standard" insurance shall mean the standard form of insurance customarily issued by the Company in the state in which the Property is located, containing the printed exceptions and exclusions customary for such form of policy.

5. The general provisions attached hereto are by reference incorporated herein and made a part hereof.

6. Time is of the essence of these instructions. If this escrow is not in a condition to close by the Closing Date, either party who then shall have fully complied with his instructions may, in writing, demand a return of his money and/or instruments theretofore deposited; but if neither shall have complied, no demand for return thereof shall be recognized until five days after the escrow holder shall have mailed copies of such demand to the other party at his respective address shown below. If neither party makes such demand, close this escrow as soon as possible.

7. Any amendment of or supplement to these instructions must be in writing. Any such amendment or supplements shall be in form and substance acceptable to you and may be executed by Buyer's attorneys, Greenberg & Glusker, and by Seller's attorneys, Levy and Erens.

8. Prior to closing, Buyer shall pay for all documentary transfer taxes, taxes and charges for the recordation of any

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