

13. The "Buyer" will at his sole expense, keep and maintain the premises and appurtenances located on said real property in good and sanitary condition and repair during the term of this contractual agreement. In particular, Buyer shall keep the fixtures in the house on or about the said premises in good order and repair.

14. The "Buyer and Seller" shall have the right to bring a suit at law and/or equity to enforce terms of this contractual instrument and sue for damages growing out of a breach of said terms. The non-breaching party or parties shall be entitled to reasonable attorney's fees from the breaching party or parties.

15. It is agreed that neither the "Seller" nor the "Buyer" will do any act that will diminish injury to the value of the real property described hereinabove. And neither the "Buyer" or "Seller" their successor or assigns shall mortgage, pledge or encumber said real property during the term of this contractual agreement.

EXECUTED THIS 23 DAY OF February 1984

Gloria Robinson
Linda Robertson

Clareece P. Shell
CLAREECE P. SHELL
Seller C.P.S.

Gloria Robinson
Linda Robertson

Alex Kizlan, Jr.
ALEX KIZLAN, JR.
Buyer

SEE NEXT PAGE

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