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subsequent breach of any such provisions.

14. IMPROVEMENTS TO LOT. Seller agrees to gravel driveway, sew lot in grass, supply electrical pole, (installed), and install concrete walk-way from driveway to front porch at no additional cost to Buyer.

15. IMPROVEMENTS TO HOME. Seller agrees to screen the home in brick, construct front and back porches of brick and concrete, pursuant to the property restrictions listed below, at cost plus ten percent (10%) to the Buyer.

16. PARTIAL INVALIDITY. If any term, covenant or condition of this agreement or the application thereof to any person or circumstance shall to any extent, be invalid or unenforceable, the remainder of this agreement, or the application of such term, covenant or condition to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each term, covenant or condition of this agreement shall be valid and enforced to the fullest extent permitted by law.

17. DISCLOSURE BY ATTORNEY. Buyer acknowledges that Peter J. Sasso, Jr., Attorney at Law, represents only the Seller in the drafting of this agreement and that he has given no advice to Buyer concerning this document.

18. RESTRICTIONS. Buyer hereby acknowledges that he understands and agrees that the subject property is subject to the restrictions attached hereto as Exhibit A.

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