

A. The land may be used for a mobile home park of the type and kind constructed thereon and Buyer, in the operation of said mobile home park, shall do nothing to jeopardize or in any other manner risk the permissible use of the premises, or any authority or permit to operate same as it now exists. Buyer agrees that a mobile home park shall be continuously operated on said premises throughout the term of this agreement as the same is currently operated, and shall make every effort to maintain the spaces occupied, except for temporary vacancies due to removals and new tenants entering the premises.

B. All permits and licenses necessary for construction, operation and occupancy of the mobile home park shall be transferred and will be maintained in good standing by Buyer.

C. Seller agrees that all taxes, assessments and other expenses incurred in connection with the operation of the mobile park property have been paid prior to closing and he shall hold Buyer harmless from any claims or expenses arising therefrom. Buyer agrees that he will pay promptly and when due all such taxes, assessments or other expenses incurred with the operation of said mobile park property and agrees to hold the Seller harmless from any claims or expenses, including attorneys' fees, which may be incurred at any time in the future in connection with the mobile park property on account of such items or the nonpayment of same. In the event any such items are not paid by Buyer, Seller shall have the right to make payment of same and upon default of Buyer to reimburse Seller within ten (10) days of payment of same, this agreement shall be in default and rendered null and void.

D. The parties agree that Buyer shall not make any substantial alteration of the condition of the premises or building erected thereon, or any personal property or fixtures used in connection with the mobile park property, without