

when due, all ground rents, taxes, water rents, assessments, public and other dues and charges levied or assessed or which may be levied or assessed on the property, and on the Installment Debt, and upon payment thereof to exhibit to Seller the receipted bills therefor, and not to permit any lien or encumbrance on the property superior to the lien of this Installment Debt or statutory lien of any kind except liens for taxes not then delinquent, and except for the prior Installment Debt hereinabove referred to. Purchasers shall keep the property in good order, condition, and repair and permit the Seller to enter upon and inspect the property, shall make all proper renewals, replacements, and additions of and to the property, shall not permit nor suffer any waste thereof, and shall not demolish the Improvements nor materially change them nor permit them to be demolished or materially changed, without the written consent of the Seller. Should the title or the equity of redemption in the property be acquired in whole or in part by voluntary or involuntary deed, grant, or assignment by any person, firm, or corporation without the written consent of the Seller or should the Purchasers be declared insolvent or bankrupt, then this Installment Debt shall be in default.

7. That the holder of this Installment Debt in any action to foreclose it shall be entitled, without regard to the adequacy of the security for the debt, to the appointment of a receiver to collect the rents and profits of said property and account therefor as the Court may direct.

3. That in the event of default in the payment of said Installment Debt, or any installment thereof, at the time limited for said payment, or in the event of default in any agreement, covenant or condition of this Installment Debt, then, and in either of said events, the entire Installment Debt shall be deemed to be due and demandable at the option of said Seller.