within sixty (60) days of the due date of such payment or the date the Sellers shall provide to the Purchaser notice of default and demand for compliance, as the case may be:

(a) The Sellers may at their option declare the entire balance due and payable immediately;

(b) The Sellers may at their option declare this agreement null and void and take possession of the Premises, in which case all monies paid by the Purchasers hereunder shall be retained by the Sellers as rent and as liquidated damages, without any liability to account for the same; or

(c) Sellers may at their option sell the Premises as agent for the Purchasers, in which event the Sellers are authorized to apply the proceeds of such sale first to the payment of the expenses of selling the Premises, second to the payment of the unpaid balance of the purchase price and lastly any balance shall be paid to the Purchasers. Notwithstanding the foregoing, in the event of a default on behalf of the Purchasers, the Sellers shall have the option to continue under this agreement provided that the Purchasers shall tender the amount in arrears plus ten percent (10%) of such amount as consideration for reinstatement, plus any other late charges, but the Sellers shall be under no obligation to accept such tender or to reinstate this agreement.

10. The Purchasers agree to pay to the Sellers all costs or expenses that the Sellers may at any time incur in the enforcement of any of the terms, conditions, provisions or covenants contained in this agreement, including reasonable attorney's fees for Sellers' attorney.

11. All notices to the Purchasers hereunder shall be sent by mail to the address of the Premises unless the Purchasers shall have furnished in writing a different address to the Sellers and receipt thereof shall have been confirmed in writing by the Sellers to the Purchasers.

12. This agreement may not be assigned by the Purchasers to another party without the written prior consent of the Sellers, which consent shall not be unreasonably withheld.

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