

§6. The Seller has not made and does not make any representations as to the physical condition, layout, leases, footage, rents, income, expenses, operation, or any other matter or thing affecting or related to the premises and to this contract, except as herein specifically set forth, neither party relying upon any statement or representation made by the other nor embodied in this contract. The Purchaser hereby expressly acknowledges that no such representations have been made and agrees to take the premises "as is". The Seller is not liable or bound in any manner by any verbal or written statements, representations, real estate broker's "set-up," or information pertaining to the premises or its operation, layout, expenses, conditions, income, leases, or rents furnished by any real estate broker, agent, employee, servant, or other person, unless specifically set forth herein.

§7. It is agreed that in the event the improvements located on the aforesaid real property and/or premises are totally destroyed before the final payment is due under this contractual instrument, the "Seller" shall be entitled only that amount of proceeds from said insurance policy that would ordinarily be due her under the terms of this contractual instrument is in force. It is also agreed that in the event the improvements located on the aforesaid real property and/or premises are partially destroyed before the final payment is due under this contractual instrument, neither party shall have any right to cancel this contract, and the "Seller" shall assign to the "Buyers" all of its right to receive any insurance proceeds in respect thereof, together with all of its right to negotiate a settlement with the insurance carriers, it being understood that the "Buyers" shall assume the risk of any such destruction pursuant to the foregoing.

§8. The "Buyers" hereby agree to pay for a liability insurance policy on the premises in the amount of Two Hundred Thousand (\$200,000.00) Dollars. It is also agreed that said liability insurance policy shall be maintained, purchased and/or

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