

IX

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INSURANCE

The Seller shall maintain fire insurance on the structures which he is permitted to remove with the Seller bearing the costs for the insurance and being the payee on the policy.

X

ENTRY TO PROPERTY

During the term of this lease, the Buyer shall have the privilege of going onto the property with his agents or engineers for inspecting, examining, surveying and evaluating the property for development, subject to the rights of tenants in possession. The privilege shall include the right to make all necessary test to obtain any information required to determine surface, subsurface, and topographic conditions including soil tests and borings all at the Buyer's expense. The Buyer shall have prepared a survey of the property to determine the accurate legal description of the property, which survey shall be at the Buyer's expense. The Seller and Buyer further agree that the property description to be set forth in the deed of the Buyer shall be based upon and shall conform to the survey.

*AW. am. am*

XI

EMMINENT DOMAIN

If, subsequent to the execution of this contract, any part of the property is taken by eminent domain, the Buyer shall have the right to:

- A. Terminate this Contract, in which event, the sole obligation of the Seller shall be to return the binder to the Buyer, or
- B. To obtain a proportionate reduction in the purchase price.

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