

Buyer to pay all taxes, insurance premiums, and public assessments, the Seller may pay said items and charge all advancements therefor to the principal debt; said taxes and insurance premiums are now estimated by the Seller to be \$15.20 per month.

VI

The Buyer covenants and agrees to pay to Town Park Condominium Association, the monthly maintenance charges beginning on September 1, 1978, and assumes all liability obligations and assessments that may be imposed by Town Park Condominium Association.

VII

It is understood and agreed that the Buyer shall not transfer or assign this contract without the written consent of the Seller and that any such assignment or transfer without such previous written consent shall not vest in the transferee or assignee any right, title, or interest herein or hereunder or in said premises, but shall render this agreement null and void at the election of the Seller.

VIII

It is understood and agreed that the Buyer shall not have the right to anticipate payment under this contract until twelve months after the date of this instrument.

IX

It is understood and agreed that the Buyer shall keep all improvements now existing or hereafter erected upon the within described premises in a good state of repair, normal use and wear excepted, and should he fail to do so, the Seller may at his option enter upon said premises, make whatever repairs as are necessary, and charge the expense of such repairs to the indebtedness.

X

It is understood and agreed that in the event the Buyer shall fail to make any payments as herein provided, the Seller shall be discharged and relieved from any liability to make and deliver such deed to the Buyer, and in that event, all

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