for the non-payment with the same force and effect as for the non-payment of rent, in the usual landlord and tenant relationship. Upon the entry of a final order and summary proceedings, the Seller will be released and discharged from any claims or obligations of any kind under this Contract of Sale and the monies heretofore paid by the Buyer and any improvements made to the real property shall be deemed rent for the use and occupancy of the premises and retained by the Seller.

6. REAL ESTATE TAXES. The Buyer shall be responsible for the payment of real estate taxes on the real property from the date of this Contract of Sale. Prior to the delivery of the General Warranty Deed as provided herein, the Seller shall promptly notify the Buyer of the receipt of a tax bill each year and specify the pro rata portion for which the Buyer is obligated, which amount the Buyer shall promptly remit to the Seller.

7. POSSESSION OF PROPERTY AND RESPONSIBILITIES.

(i) Buyer shall be let into full possession of property 6/30/80 _____ (forthwith or within -------days). Buyer has inspected property, including the improvements and real property above described, and accepts property in its present condition.

(ii) During the life of this contract Buyer shall maintain property, including the improvements and personal property, in a state of good repair and condition. Seller shall have the right to inspect property at reasonable times, until final performance by Buyer.

(iii) During the life of this contract Buyer shall insure and keep insured against fire or other casualty, all improvements now on property and improvements that may hereafter be built thereon. Such insurance shall be in the face amount of not less than the balance remaining due from time to time under the encumbrance owed to CNCNB, and the balance remaining due to Seller hereunder. All such insurance shall insure the holder of the encumbrance, Seller, and Buyer as their interests may appear. All premiums on such policies shall be paid by Buyer.