

insurance, maintenance, utilities and other expenses for the subject property, whether during the initial one (1) year period or after the deed, note and mortgage are executed. Purchaser agrees to supply adequate and proper evidence of insurance coverage, both as to fire and extended coverage on the building and as to liability, with the seller being named as loss payee as to the building and as a named insured as to liability.

(3) By reason of the personal nature of the agreement between the parties hereto, this Contract of Sale may not be assigned to any other persons by the purchaser without the prior written consent of the seller.

(4) The purchaser acknowledges that it has inspected the premises and accepts the same in its present condition "as is." It is acknowledged by both parties hereto that the exact amount of acreage of the property has not been determined by an accurate and up-to-date survey, but is approximately two (2) acres more or less, with a building of approximately Seven Thousand (7,000) square feet located thereon. No adjustment shall be made in the purchase price by reason of the acreage of the real estate being different, whether larger or smaller, or because of the condition or size of the improvements on the property.

(5) The purchaser shall make no alterations, repairs or changes in the structural components of the improvements on this property without the prior written consent of the seller, with the exception of the agreed alterations to the sprinkler system and one outside access door. Any equipment or fixtures installed by the purchaser may be removed if same can be removed without damage to the premises.

(6) It is further agreed that the seller, during the initial one year term of this agreement or until the deed, note and mortgage are executed and delivered, whichever event shall occur first, shall have and retain the use of approximately one-third (1/3) of the building and premises on the North portion of the property where the fence partition is presently located, with rights of ingress and egress. In consideration thereof, the seller agrees to pay to the purchaser the sum of One Hundred (\$100.00) Dollars per month, to be paid in advance. The seller's rights of possession and use of this portion of the premises shall immediately cease upon the payment of the additional funds as specified hereinabove and execution of the deed, note and mortgage.

M.P.W.
H.J.B.
D.B.

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