

the Sellers may enforce the payment of all sums due hereunder.

7. It is understood and agreed that the AMC-ARM loan shall remain in the Sellers' names until paid in full by the Purchaser pursuant to the terms herein. During such time, Sellers agree not to encumber said property and in the event of any such encumbrance, Sellers agree to reimburse Purchaser for any loss incurred thereby.

8. The Sellers warrant that all amounts paid to them by the Purchaser pursuant to the Note of the Purchaser to Sellers shall be promptly paid over to AMC for credit towards amortization of the AMC loan, and in the event of breach of this warranty, Sellers agree to reimburse the Purchaser for any loss incurred thereby.

9. It is understood and agreed that all fire insurance policies or similar coverage required by AMC shall remain in the Sellers' names, but in the event of damage due to fire or other perils, that all insurance proceeds in excess of proceeds paid to AMC shall be paid to the Purchaser. Insurance shall be maintained in such amount as to cover the AMC loan balance and any additional sum desired by the Purchaser, provided that, except for the first year's premium, the Purchaser is responsible for all premiums for such insurance.

10. The Sellers agree to pay Mahalo Realty and Auction Co. ~~and The Furman Co.~~ a commission of ^{3%} of the sales price stated in this agreement for services rendered.

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