

building or improvement now or hereafter situated on the property, or construct any additional building, buildings or improvements on the property without first giving written notice and submitting plans for such renovating, remodeling or construction to the Seller and getting the Seller's approval in writing of such plans.

15. The invalidity or unenforceability of any paragraph hereunder or any portion thereof shall not affect the validity and enforceability of any other provision of this contract.

16. Purchaser shall indemnify and hold Seller harmless from liability for any and all mechanic's liens or other expenses or damages resulting from any renovations, alterations, buildings, repairs, or other worked placed on the property by the Purchaser.

17. The Purchaser shall indemnify and hold the Seller free and harmless from any and all demands, loss, or liability resulting from the injury to or death of any person or persons because of the negligence of the Purchaser or the condition of the property at any time or times after the date possession of the property is delivered to the Purchaser.

18. A wavier by the Seller of any breach of any of the provisions of this agreement required to be performed by the Purchaser shall not bar the rights of the Seller to avail itself of any subsequent breach of any such provisions.

19. Simultaneous with the execution with this agreement the parties have entered into and executed an Escrow Agreement dated September 14, 1984 terms and provisions of which are incorporated herein by reference as if set forth verbatim.

20. This agreement shall not be assignable by Purchaser.

21. Seller agrees to be personally liable and indemnify Purchaser for any liens, judgments or other claims filed of record against Seller after recording of the within Bond For Title.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this the 14th day of September, 1984.

CMT
TET
Rull