

1 TAINED IN EITHER OF SAID SUB-SECTIONS, THE SELLER MAY;

2 (a) Immediately take possession of said real and per-
3 sonal property, and dispose of same as provided for in
sub-section (a) of paragraph eleven, or

4 (b) Foreclose this contract as provided for in sub-
5 section (b) of paragraph eleven, or

6 (c) In the event all cash consideration provided for
7 herein has been paid at the time of said default, the
8 seller may take possession of said real and personal prop-
9 erty and lease same subject to the provisions of sub-sec-
10 tions (b) and (c) of paragraph three of this Agreement.
Provided, however, that in the event the seller proceeds
under this sub-section, any and all cash rentals received,
which are in addition to the provisions of sub-sections
(b) and (c) of paragraph three of this Agreement, shall
be the property of the purchaser.

11 13. It is further agreed that upon the breach of sub-
12 sections (b) and (c) of paragraph three of this agreement by the
13 purchaser before all cash payments provided for herein are made,
14 and upon proof thereof to the Escrow Agent, the Escrow Agent shall
15 upon demand of the seller return said deed and instruments of con-
16 veyance to the seller.

17 14. The purchaser agrees that in the event of default
18 for a period of three months in making any of the payments pro-
19 vided for herein, or in the event the purchaser breaches any of
20 the covenants of sub-sections (b) and (c) of paragraph three of
21 this Agreement, and the seller elects to proceed under sub-section
22 (a) of paragraph 11 or sub-section (a) of paragraph 12, he will
23 make, execute, and deliver to the seller the necessary deed and
24 instruments of conveyance, to convey all his interest in and to
25 said real and personal property, including his interest acquired
26 under this contract, to the seller, or any other person whom the
27 seller may name.

28 15. In the event the purchaser defaults in any of the
29 covenants and agreements aforesaid, and the seller elects to take
30 possession of said premises under sub-sections (a) and (b) of para-
31 graph eleven or sub-sections (a) and (b) of paragraph twelve of
32 this Agreement, the purchaser agrees to pay all expenses and costs