

two (2) weeks, they will cooperate with the Purchasers in familiarizing themselves with the operation of said business at no cost to Purchasers.

Should Purchasers desire to comply with the provisions of the Bulk Sales Act, it is agreeable that they do so, but it is understood that it shall be at Purchasers' own expense and Sellers merely agree that they will cooperate with the Purchasers to that end, although, in this respect, the Sellers agree that they are transferring said property free and clear of all encumbrances of every nature except the conditional ownership held by Willis C. Barnes and Marie K. Barnes arising out of the Contract of Sale between them as above described.

Sellers agree to furnish an up-to-date Abstract of Title covering the real property conveyed, and Purchasers may, at their own expense, have said Abstract examined. In the event said Abstract examination discloses a defect in the title to said property, other than the encumbrance or conditional ownership arising out of the Barnes-Flint Contract of Sale, Sellers then agree that they will, within a reasonable time after notice of such defect, at their own expense, clear such title, or Purchasers may, at their option, either declare this agreement terminated and upon demand receive from Sellers all moneys paid, in which event this agreement shall be considered as terminated, or at their own expense Purchasers may clear such title and recover the expenses incurred from Sellers.

7. PURCHASERS' WARRANTIES AND INDEMNITY.

As a part of the consideration for Sellers entering into this agreement, Purchasers expressly covenant and agree to keep the premises conveyed in reasonable order and repair, ordinary wear and tear excepted. The Sellers shall, at all reasonable times, have the right to inspect the premises during the term of this agreement. In this connection