

REMEDY FOR SELLER'S DEFAULT. If Seller fails to observe or perform

any of the obligations of Seller, after 30 days' written notice to Seller, institution

may institute an action in said notice are cured.

WARRANTY. Parties of either party to insist upon strict performance of the

contract shall be considered as a waiver of strict performance thereafter of all of the

contract and provisions as provided herein.

REMEDY FOR BREACH AND COSTS. In the event of any breach of this Contract the

party in breach shall pay reasonable attorney's fees and costs, including costs of service of

process and costs of any suit instituted arising out of this Contract.

The prevailing party in any suit instituted arising out of this Contract shall be entitled to receive reasonable attorney's fees and costs.

NOTICE. Notices shall be given personally served or shall be sent certified mail

return receipt requested to Buyer at 1513 N.E. 154TH ST., VANCOUVER, WA 98661.

IN SEATTLE, WA 98155

Parties of either party may specify in writing to the other party. Notices shall

be sent to Seller shall also be sent to any institution receiving payments on the

TIME OF PERFORMANCE. Time is of the essence in performance of any obligation

ASSIGNMENT AND ASSIGNS. Subject to any restrictions against assignment the

contract shall be binding on the heirs, successors and assigns of the Seller and the Buyer.

SECURITY PROVISION - SUBSTITUTION AND SECURITY ON PERSONAL PROPERTY.

Buyer hereby grants Seller a security interest in all personal property specified in Paragraph 3 herein other personal property

owned by Buyer. Buyer hereby grants Seller a security interest in all personal property

owned by Buyer for such property and agrees to execute a financing statement in connection with this security interest.

SELLER

INITIALS:

DOES NOT APPLY

SECURITY PROVISION - ALTERATIONS. Buyer shall not make any alterations

to the contract without the prior written consent of Seller, which consent shall

SELLER

INITIALS:

DOES NOT APPLY

SECURITY PROVISION - DUE ON SALE. If Buyer, without written consent of Seller,

contemplates to convey, sell, lease or assign, (i) grants an option to buy the

property or to transfer or sheriff's sale of any of the Buyer's interest in the property,

the interest rate on the balance of the purchase price shall be increased to

the maximum rate permitted by law. If one or more of the entities comprising the

Buyer transfers in the nature of items (a) through (g) above of 49% or more of the

ownership of the Buyer, a transfer incident to a marriage dissolution or

other similar event, Seller shall be entitled to take any action pursuant to this Paragraph; provided that

the provisions of this paragraph apply to any subsequent transfer of the property

by the transferee.

SELLER

INITIALS:

DOES NOT APPLY

SECURITY PROVISION - PRE-PAYMENT PENALTIES ON PRIOR ENCUMBRANCES.

Buyer agrees to pay the minimum required payments on the purchase price

on the purchase price. Buyer agrees to pay the minimum required payments on the purchase price

on the purchase price.

SELLER

INITIALS:

DOES NOT APPLY