

6 258

warrants to buyer that seller will repair or cause to be repaired those pipes on or before November 1, 1979.

TAXES, LEASE PAYMENTS, ASSOCIATION DUES

Taxes levied against the above described property for the current tax year shall be prorated between the seller and the buyer as of the 1st day of November, 1979. The buyer shall pay for all property taxes levied against such property thereafter.

The lease payment for the leasehold estate on which the above described property sits shall be prorated between the seller and the buyer as of the 1st day of November, 1979. The lease year, as stated in sellers lease, commences on September 1, 1979.

Northwoods Association dues shall be prorated between the seller and the buyer as of the 1st day of November, 1979. Buyer shall be responsible for said Northwoods Association dues thereafter.

FIRE INSURANCE

Buyers agree to keep all improvements now existing or which shall hereafter be placed on the property insured against fire and other casualties covered by a standard policy of fire insurance. The policy shall be written to the full replacement value with loss payable to seller and buyer as their respective interest may appear, and certificates evidencing the policies shall be delivered to seller and shall contain a stipulation providing that coverage will not be cancelled or diminished without a minimum of ten days written notice to seller. In the event of loss, seller may make proof of loss if buyer fails to do so within 15 days of