

of notice as herein provided, have the following rights:

- (a) To foreclose this contract by strict foreclosure in equity;
- (b) To declare the full unpaid balance of the purchase price immediately due and payable;
- (c) To specifically enforce the terms of this agreement by suit in equity.

A failure by the buyer to perform any of the terms of the lease agreement assigned to buyer by seller as hereinabove mentioned and in conjunction with this contract shall be considered a breach of this contract.

DEFAULT NOTICE

Buyer shall not be deemed in default for failing to perform any covenants and conditions of this contract until notice of said default has been given by seller to buyer and buyer shall have failed to remedy said default within ten days after the giving of the notice. Notice for this purpose shall be deemed to be given by the deposit in the mail of a certified letter containing said notice and addressed to buyer at 18155 N.W. Clarno Court,
Portland, Oregon 97229. If buyer shall fail to make payments as herein provided and said failure shall continue for more than ten days after the payment becomes due, buyer shall be deemed in default and seller shall not be obligated to give notice to buyer of a declaration of said default.

WAIVER

Failure by seller at any time to require performance by buyer of any other provisions hereof shall in no way effect sellers right hereunder to enforce the same, nor shall any waiver by seller of any breach hereof be held to be a waiver of any succeeding breach,