

said property may be located, to examine or take possession of said property and waive any right of action which might approve by reason of the entry or the taking of possession of said property.

It is expressly understood, anything to the contrary notwithstanding, that title to the aforementioned property shall remain in the sellers, except the salable merchandise which is sold to customers in the ordinary course of business, until such time as the purchasers shall have paid the aforementioned purchase price and interest in full and have complied with each and every other term, condition and covenant herein contained. Upon full compliance with all the terms, conditions, and covenants of this agreement, the sellers will deliver to the purchasers, a good and sufficient Statutory Warranty Fulfillment Deed to the real property and a Bill of Sale conveying and transferring the personal property to the purchasers, showing the same to be free and clear of all encumbrances, save and except any encumbrance which may have been created by the purchasers subsequent to the date hereon.

Purchasers herein agree that they shall hold harmless the sellers for or on account of any cause of action which may arise out of negligence or otherwise any cause of action which may arise in favor of a third party from the operation of said business.

As referred to in this contract "date of closing" shall be September 15, 1980.

The purchaser agrees that full inspection of the real estate subject to this contract has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon, nor shall the purchaser or seller or assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on