

include, but not necessarily limited to, the State and County taxes and insurance premiums.

7. It is further covenanted and agreed that the Vendees during the term of this Contract of Sale will keep the improvements on the said premises in a good state of repair, making all necessary and essential repairs to the buildings as the same shall be required, and, in addition thereto, will insure and keep insured by extended coverage insurance the improvements on the said premises in an insurance company satisfactory to and approved by the said Vendors in an amount not less than the unpaid principal balance due under the terms hereof; will pay all fire and extended coverage insurance premiums, all State and County taxes and public assessments accruing after the date hereof and chargeable against said premises during the term of this Contract, and the Vendors promise and agree to join in any and all applications made for said fire and extended coverage insurance and said policy shall be endorsed so as to protect the Vendors as their interests may appear.

8. It is further stipulated and agreed that no structural changes, substantial alterations or additions shall be made by the said Vendees to the buildings and improvements on the said property during the term of this Contract of Sale without first obtaining the consent of the Vendors in writing, except, however, that the said Vendors covenant that in any plan of improvement proposed by the said Vendees during the term of this Contract, written consent thereto will not be arbitrarily withheld from the said Vendees.

9. It is further agreed that the Vendees will hold the Vendors harmless from any liability to persons or property on or about the said premises, and to that end will carry proper liability insurance.

10. It is further agreed that at such time as the said Vendees shall become entitled to a conveyance in accordance with the terms and provisions hereof, the said Vendors will bear the cost of preparing the deed of conveyance for the said real estate, and they shall also furnish Federal Stamps requisite for said deed, but the said Vendees will bear at their sole expense the cost of Maryland Stamps requisite for this Contract of Sale if recorded, otherwise the Maryland Stamps