

15. **LIENS-MECHANICS:** SELLER certifies that at Closing there will be no lien claimants, nor potential lien claimants, nor improvements to the property being sold for 120 days prior to Closing Date. If there have been improvements on or to the above-described property within 120 days prior to the Closing Date, SELLER shall deliver releases or waivers from the general contractors, subcontractors, suppliers and materialmen furnishing the labor or materials for such improvements, together with such affidavits as SELLER may reasonably require naming such persons and reciting that all bills that might serve as a basis for mechanics' liens have or will be paid prior to or at Closing.
16. **PRORATION OF TAXES & ASSESSMENTS:** Taxes and special assessments shall be prorated to Closing Date based on the previous year's taxes and special assessments, unless current year's taxes and assessments are available. If there are improvements on the property by January 1 of the year of Closing which were not in existence on January 1 of the previous year, then taxes shall be prorated to Closing Date based upon the previous year and an equitable assessment agreed upon between the parties.
17. **SPECIAL ASSESSMENTS:** Installments of special assessments becoming payable following Closing shall be assumed by BUYER.
18. **INTERIM MAINTENANCE:** Between the date of this Contract and Closing Date, the property shall be maintained by SELLER in the same condition as at the date of this Contract, ordinary wear and tear excepted.
19. **UTILITIES:** BUYER agrees to have all utilities changed to BUYER'S name as of the Closing Date, and further agrees that SELLER is entitled to all utility deposits made by SELLER in relation to the operation of the property. SELLER will pay all utility charges up through Closing Date as per final readings to be promptly requested by SELLER.
20. **DEFAULT BY SELLER:** In the event SELLER is unable or fails to furnish title or possession as agreed in this Contract, BUYER may cancel this Contract and all earnest money shall be refunded to BUYER. If, however, SELLER's failure to furnish marketable title to BUYER shall be caused by SELLER'S willful act or omission, BUYER shall be entitled to pursue any remedies available at law or in equity.
21. **DEFAULT BY BUYER:** If BUYER does not pay all sums and comply with all obligations hereunder within the time provided, SELLER may notify Escrow Agent and BUYER in writing, in which case all sums paid shall be retained for the account of SELLER as liquidated damages in full settlement of any claims, the Deed shall be returned to SELLER, and all parties shall be relieved of any obligation hereunder, or SELLER may pursue such other remedies as provided by law or in equity.
22. **ESCROW:** Escrow Agent is authorized and agrees to hold all payments in an escrow or trust account pursuant to Kansas Statutes and to disburse at Closing as provided in this Contract. In case of doubt or question as to liabilities, Escrow Agent may (a) continue to hold all funds until the parties mutually agree in writing or until a court of competent jurisdiction determines the right of the parties, or (b) deposit all funds so held with the Clerk of the District Court of the county in which the real estate is located and, after notifying all parties in writing, Escrow Agent's liability shall cease, except to account for any sums previously delivered. If, because of duties as Escrow Agent, Escrow Agent is made a party to any suit or proceeding, Escrow Agent shall be indemnified for all costs and expense by the parties. Escrow Agent shall not be liable to any person for misdelivery to BUYER or SELLER of escrow funds unless due to willful breach of this Contract or gross negligence. Any interest earned on monies held in escrow by Escrow Agent shall inure to Escrow Agent. Escrow fees shall be charged one-half to BUYER and one-half to SELLER. Notwithstanding any other terms of this Contract providing for forfeiture or refund of the earnest money deposit, the parties understand that applicable Kansas real estate laws prohibit the Escrow Agent from distributing the earnest money, once deposited, without the consent of all parties to this Contract. BUYER and SELLER agree that failure by either to respond in writing to a certified letter from Escrow Agent within seven days of receipt thereof or failure to make written demand for return or forfeiture of an earnest money deposit within thirty days of notice of cancellation of this Contract shall constitute consent to distribution of the earnest money as suggested in any such certified letter or as demanded by the other party hereto.
23. **RISK OF LOSS PRIOR TO CLOSING:** In the event of loss or damage by fire, flood, wind, hail or other causes to the improvements and contents situated on the above-described real estate prior to the Closing Date, the proceeds of any insurance on such improvements or contents shall belong to SELLER. SELLER, at SELLER'S option, may repair such loss or damage so as to restore the improvements or contents to as good a condition as they are at the date of this Contract, but if such loss or damage is not so repaired or replaced before the Closing Date, BUYER may cancel this Contract and the earnest money deposit and all monies paid hereunder shall be returned to BUYER.
24. **OCCUPANTS OTHER THAN SELLER:** SELLER shall, not less than ten days prior to Closing, furnish BUYER copies of all leases and advanced rent and deposits paid. SELLER shall deliver and assign all original leases on Closing Date. Advance rents, deposits and prorated rents will be credited to BUYER at Closing. BUYER shall assume all obligations under the leases, and indemnify and hold the SELLER harmless with respect to the BUYER'S performance under such leases.
25. **INGRESS AND EGRESS:** SELLER warrants that there is ingress to and egress from the above-described real estate.
26. **VARIABLES:** Balance subject to prorating and adjustment shall be increased or decreased as may be required by interest, other expenses and revenue to Closing Date. The amount of any mortgage escrow deposits shall be credited to SELLER.
27. **FEMININE-MASCULINE, SINGULAR-PLURAL:** Wherever used, singular shall include the plural, plural the singular, and use of any gender shall include all genders.
28. **KANSAS LAW APPLIES:** This Contract and its validity, construction and performance shall be governed by the laws of Kansas.
29. **TIME:** Time is the essence of this Contract. No extension will be granted unless in writing and signed by the parties. Any reference to a time period of less than six days shall include Saturday and Sunday. Should the end of a time period fall on a legal holiday, that termination time shall extend to 5:00 p.m. of the next full business day.
30. **MERGER CLAUSE:** These terms are intended by the parties as complete, conclusive and final expression of all the conditions of their Contract. No other promises, statements, warranties, agreements or understandings, oral or written, made prior to or at the signing thereof, shall be binding unless in writing and signed by all parties and attached hereto.
31. **PERSONS BOUND-COPIES:** This Contract shall extend to and bind the heirs, executors, administrators, successors and assigns of the parties hereto, and may be executed in any number of counterparts, each of which shall be deemed an original, or in multiple originals, and all such counterparts or originals shall for all purposes constitute one agreement.
32. **LEGAL AND TAX COUNSELING:** Both parties acknowledge the opportunity to obtain legal and tax counseling to review this Contract.