

# SPECIAL CONDITION

## Contemporaneous Settlement with Business Sale Contract



1. Notwithstanding any other provision of this Agreement, this Agreement shall be conditional upon the settlement of the Agreement occurring contemporaneously with this Agreement.
2. The Vendor and the Purchaser agree that the Agreement involves the sale of business under a contract for the sale of land (namely this Agreement) within the meaning of and for the purposes of sections 7(4) and 8(1) of the *Land and Business (Sale and Conveyancing) Act 1994*;
3. The Vendor and the Purchaser agree that any breach or default of the Agreement by the Purchaser named herein shall be deemed to be a breach or default by the Purchaser under this Agreement;
4. If the Agreement is terminated for any reason whatsoever, then this Agreement shall automatically cease and terminate contemporaneously with the termination of the Agreement but without prejudice to the respective pre-existing rights of the parties pursuant to both this Agreement and the related Agreement.

INITIALS