

SPECIAL CONDITION

Contemporaneous Settlement with Land Contract



1. Notwithstanding any other provision of this Agreement or of the Land Contract, this Agreement shall be conditional upon the settlement of the Land Contract occurring contemporaneously with this Agreement.
2. The Vendor and the Purchaser agree that the Land Contract involves the sale of land under a contract for the sale of a business (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 Land Contract by the purchaser named therein shall be deemed to be a breach or default by the Purchaser under this Agreement;
4. If the Land Contract is terminated for any reason whatsoever then this Agreement shall automatically cease and determine contemporaneously with the termination of the Land Contract but without prejudice to the respective pre-existing rights of the parties pursuant to both this Agreement and the Land Contract.

INITIALS