

01-1579-CD

DONALD H. LEONARD, JR. etux -vs- BLACK'S HOME SALES

01.1579.00

WAIVER OF RIGHT TO FILE MECHANICS' LIEN

KNOW ALL MEN BY THESE PRESENTS, that DONALD H. LEONARD, JR., and LISA D. LEONARD, husband and wife, having an address of P.O. Box 239, Grampian, Pennsylvania 16383 ("Owners"), and BLACK'S HOME SALES, having an address of R.D.#1, Box 498, Osceola Mills, Pennsylvania 16666 ("Contractor"), have entered into a Construction Agreement dated 6-30-01, ("Contract") relating to the construction of a building and other improvements upon the following described real estate, as part of the consideration for which agreement this Waiver of Liens is given:

ALL that certain parcel or piece of ground situate in the Township of Bloom, County of Clearfield, and State of Pennsylvania, with improvements thereon, bounded and described as follows, to wit:

BEGINNING at a hemlock, on lands now or formerly of Jacob Bilger and Ellias Kester; thence along township road West 73 perches to a post on the Glen Hope and Little Bald Eagle Turnpike; thence South along said Turnpike 13 perches to a post; thence East along lands of former grantors 72 perches to a sapling, now down; thence North along lands now or formerly of Jacob Bilger's Estate 23 perches to a hemlock and place of beginning. Containing 12 acres, more or less.

NOW, THEREFORE, Contractor, intending to be legally bound hereby, in consideration of the sum of One Dollar (\$1.00) to Contractor in hand paid, the receipt and sufficiency of which are hereby acknowledged, as well as for and in consideration of the entry by Owners into the Contract, does hereby, for Contractor and any and all Subcontractors, materialmen and parties acting for, through or under Contractor, them or any of them, or anyone, covenant and agree with Owners that no mechanics' liens or claims shall be filed or

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William A. Shaw
Notary

maintained by Contractor, them or any of them, or any one, against the above-described real estate, or the buildings or other improvements erected or to be erected thereon, or any of them, or the estate (including a leasehold estate), interest or title thereto of Owners, for or on account of any work done or materials furnished under the Contract or under any supplemental contract, verbal or written, or contract for extra work relating to the construction and completion of said buildings or other improvements, or any of them, or otherwise; and Contractor, for Contractor and any and all Subcontractors, materialmen and parties acting through or under Contractor, them or any of them, hereby expressly waives and relinquishes the right to have, file or maintain any mechanics' liens or claims against said real estate or buildings or other improvements or any of them.

Contractor hereby covenants, promises and agrees that all Subcontractors, material suppliers, and laborers on the work shall look to and hold Contractor personally liable for all subcontracts, materials furnished and work and labor done, so that there shall not be any legal or lawful claim of any kind whatever against Owners, or any other person with an estate (including a leasehold estate) in the above-described property, for any work done or labor or materials furnished under the Contract or otherwise.

This agreement waiving the right of lien shall be an independent covenant and shall operate and be effective as well with respect to work done and materials furnished under any supplemental contract for extra work in the construction and completion of the said buildings or other improvements as to any work and labor done and materials furnished under the Contract aforesaid.

Contractor hereby represents and warrants that prior to the date hereof no work has been done and no materials have been furnished with regard to the construction which is the subject of the Contract or with regard to any supplemental contract, verbal or written, or contract for extra work in or about the construction and competition of any buildings or other improvements on the above-described property.

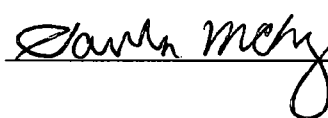
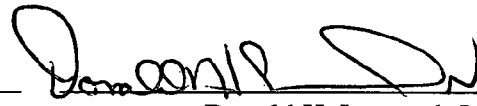
In order to give Owners and any person having an estate in the above-described property (including a leasehold estate), full power and authority to protect itself and themselves, the above-described property, the buildings or other improvements to be constructed thereon, and the curtilages appurtenant thereto, against any and all liens or claims filed by the Contractor or anyone acting under or through it in violation of the foregoing covenant by Contractor, the Contractor hereby irrevocably authorizes and empowers any attorney of any Court of Common Pleas of the Commonwealth of Pennsylvania, to appear as attorney for it, them, or any of them, in any such Court, and in its or their name or names, (a) to the extent permitted by law, to mark satisfied of record at the cost and expense of Contractor or of any Subcontractor, laborer or material supplier, any and all claims or liens filed in violation of the foregoing waiver and covenant, or (b) to cause to be filed and served in connection with such claims or liens (in the name of Contractor or any Subcontractor, laborer or material supplier, or anyone else acting under or through it) any pleading or instrument, or any amendment to any pleading or instrument previously filed by it or them, to incorporate therein, as part of the record the waiver contained in this instrument, and for such act or acts this instrument shall be good and sufficient warrant and authority, and a reference to the court, term and number in which and where this Waiver of Liens shall have been filed shall be a

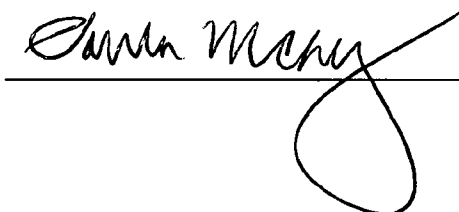
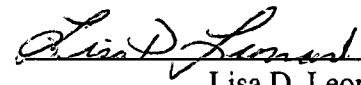
sufficient exhibit of the authority herein contained to warrant such action, and the Contractor for itself and for them does hereby remise, release and quitclaim all rights and all manner of errors, defects and imperfections, whatsoever in entering such satisfaction or in filing such pleading, instrument or amendment, or in any way concerning them.

This agreement and Waiver of Liens is made and intended to be filed with the Prothonotary of the Court of Common Pleas of the County of Clearfield, Commonwealth of Pennsylvania, or other proper place in which the above-described lands are located, within ten (10) days after the date hereof in accordance with the requirements of law in such case provided.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 21 day of September, 2001.

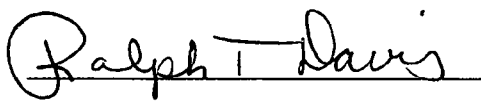
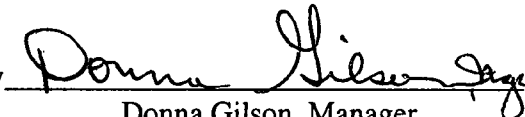
WITNESS:

  (SEAL)
Donald H. Leonard, Jr.

  (SEAL)
Lisa D. Leonard
("Owners")

WITNESS:

BLACK'S HOME SALES:

 By  (SEAL)
Donna Gilson, Manager
("Contractor")

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~~10013026~~ Atty Cheryl Pd \$200.00
William A. Shaw
Prothonotary

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