## 1, Definitions and Interpretations

\*Applicable Law\* means any applicable statute, statutory rule, order, direc regulation or other instrument having force of law (including any directive or o promulgated by any competent super-national Body), all British and Europ standards (including all British and International Standards (BSI)), UKAS (UK Kingdon Accreditation Service) and all other legislation for the time bein force relating, without limitation, to the manufacture (including raw material hemicals used in the production process), packaging, delivery, carri storage, installation and use of the Goods and/or the supply and receipt of Sarvices: eing i v and receipt of the

"Buyer" means the person, firm or co identified in the Order;

\*Confidential Information\* means information of the Buyer in any (including the Materials and any Free Issue Materials), whether written or or a business, financial or technical nature which is marked or otherwise ind as being or is, or ought reasonably to be, known to be confidential and wil disclosed by or on behalf of the Buyer to the Supplier;

"Contract" means any contract between the Buyer and the Si

"Force Majeure Event" means any either party affecting its ability to perform any of its obligations un Conditions and/or the Contract;

"Goods" means the goods (including any part or parts Supplier is to provide to the Buyer pursuant to the Order

"Intellectual Property" means all intellectual and industrial property rights including patents, know-how, registered trade marks, registered designs, utility models, applications for and rights to apply for any of the foregoing, unregistered design rights, unregistered trade marks, rights to prevent passing of for unfail competition, copyright, database rights, topography rights and any other rights in any invention, discovery or process, in each case in the United Kingdom and al other countries in the world and together with all renewals and extensions;

"Order" means any order from the Buyer to the Supplier for the supply of Ge ces in such form as the

ans the Buver's sp

ns the person, fin ified in the Order

(a) references to the singular include the plural and vice versa and references to any gender include every gender; (b) references to a "person" include any individual; body corporate, association, partnership, firm, trust, organisation, joint venture, government, local or municipal authority, governmental or super-governmental angency or department, state or agency of state or any other entity (in each case whether or not having seconce legal personality); (c) references to any statute or entre-important. conality); nces to any statute or statutory provision shall include any subordir n made under it and shall be construed as references to such stat uch statute

legislation made under it and shall be construed as references to such statute, statutory provision and/or subordinate legislation as modified, amended, extended, consolidated, re-enacted and/or replaced and in force from time to time; and (d) the wo ords and phrases "other", including and "in particular" shall not limit the

generality of any preceding words or be construed as being limited class as any preceding words where a wider construction is possible

2. Basis of Contract 2.1 The Contract will be subject to these Conditions to the exclusion of all other erms and conditions (including any terms or conditions which the Supplier ourports to apply under any quotation, Order acknowledgement or any other forument issued by the Supplier).
2.2 The Order is an offer made by the Buyer to the Supplier and the Contract hall come into effect upon acceptance of the Order by the Supplier. Unless previously withdrawn by the Buyer, the Supplier shall be deemed to have accepted an Order in for effect by the Supplier shall be deemed to have accepted an Order in for effect by the Supplier yoncice in writing to the Buyer within seven (7) days of the date the offer was made by the Buyer. purp doc 2.2 sha

2.3 No Order shall be capable of acceptance by the Supplier unless acceptance an authorised representative on behalf of the Buver.

2.4 The Supplier may not cancel the Contract. The Buyer is entitled to cance Contract in whole or in part by giving written notice to the Supplier at any prior to delivery (in respect of Cookd) or at any time (in respect of Service which event the Buyer's sole liability will be to pay to the Supplier lat reasonable compensation for work-hr-progress at the time of cancellation such compensation shall not include loss of profits (whether direct or indirec whether actual or anticipated) or any indired or consequential loss. at any t

3. Delivery 3.1 The Supplier shall deliver the Goods strictly in accordance with the Buy delivery instructions whether given in the Order or separately and, these ag in writing otherwise, in accordance with Condition 3.2. The Supplier shall ne each delivery in accordance with the requirements of the Specification and/or ~-d-c

3.2 The Supplier shall deliver the Goods, where the address is within the United Kingdom, between the hours notified by the Buyer to the Supplier from time to time or, if no such hours are notified, between the hours of 8.30am and 4.30pm Monday to Thursday inclusive, and 8.30am and 12.30pm Finday (other than public holdiags) the England).

3.3 Time of delivery of Goods is of the essence. The Buyer shall be obligation to accept delivery of the Goods from the Supplier before the delivery time, but reserves the right to do so.

he Buyer shall have the right to change its delivery instru roviding the Supplier with fourteen (14) days notice

3.5 The Supplier shall ensure that a detailed advice note quoting the number accompanies the Goods, together with a certificate of the Sup such form as the Buyer shall require confirming the conformance of the with the Specification.

cept quantities of the Go r the Order.

3.7 The Supplier shall ensure that the Goods are properly packed ar such a manner as to reach their destination undamaged and in go The Buyer shall not be obliged to return to the Supplier any packag for the Goods.

3.8 The Supplier may not deliver the Goods by separate instalments and/or perform any Services in stages unless agreed in advance in writing by the Buyer. If the Buyer does so agree, the Buyer will have the height, but not te obliged, to: (a) treat the Contract (for the total Order) as repudated if the Supplier fails to deliver or perform any instainment or stage; and/or (b) reject any or all of the instalments or stages for the total Order if the Buyer is entitled to reject any one instalment or stage.

3.9References in these Conditions to Orders shall, where references to instalments.

## 4. Acceptance 4.1The Buyer shall not be deemed to have accepted:

(a) any Goods until it has had a reasonable time to inspect them folk delivery or after any latent defect has become apparent; or (b) any Services until it has had a reasonable time to test them followin Services peing norwider but Ne Survices

4.2No inspection or testing by the Buyer, whether before or after delivery of the Goods or performance of the Services, nor the signing of any delivery note or other document acknowledging onlysical receipt of any Goods or Services, shall

be deemed to constitute or evidence acceptance or approval of the Goods for the (e) require the Supplier at its sole cost to replace, repair the Goods or purposes of the Sale of Goods Act 1979 (as amended) or otherwise, nor be such work as is necessary within fourteen (14) days so that the Good deemed a valver of the Buyer's rights either to concel or return all or any part to the Contract, Order and Specification; thereof where the Goods and/or Services are found to be defective or not in (f) require the Supplier at its sole costs to re-execute the Services in a accordance with the Contract, Order and Specification; (g) treat this Contract as discharged by the Supplier's breach and: l by

4.3The Supplier shall provide the Buyer with all fac

4.4The Supplier shall keep the Buyer informed of any matter of which it is reasonably should, as supplier of the Goods and/or Services, be aware relating to the storage, transportation. Anafing, assembly or use of the Goods and Services by the Buyer (including any Applicable Law in respect of raw materia used in the manufacture of the Goods) and the actions it has taken, or propose to take, and those that the Buyer should take, in relation to the same.

5. Title. Risk and Free Issue Materials 5.1The Goods shall be at the risk of the Supplier until they are delivered in accordance with the Contract when, without prejudice to any right of rejection which the Buyer may have under the Contract or by law, title to and risk in the Goods shall pass to the Buyer. However, if the Buyer pays for the Goods prior to delivery, title to the Goods shall pass to the Buyer when payment is made.

5.2The Supplier shall be responsible and account for the risks, safety, proper use and, if appropriate, maintenance of any free issue materials entrusted to it in connection with the Contract (**Free Issue Materials**). Free Issue Materials shall be, and shall remain, the property of the Buyer, its customers and/or subcontractors (is appropriate).

5 3The Supplier shall use Free Issue Ma In a supplier shall use rice issue Maternais solely for the purpose of p Goods and/or Services pursuant to the Contract and any surpluses the Materials shall be returned or disposed of only as directed by the waste of Free Issue Materials arising from bad or faulty workmanship s of the same while in the custody of the Supplier, shall be made goo piler's sole cost and expense. of Fre

# al and industrial property rights 6. Provision of Services 6.1The Supplier undertakes, represents and warrants to the

Supplier shall carry out the Services strictly in accordance with the Order

te Specification; a Services will be performed in accordance with all Applicable Law, a Services will conform strictly as to quality, quality and description eting materials or other documentation provided by the Supplier for (b) (c)

effing materials of our account of the second secon of that ty (d) the

6.2The time of performance of the Services is of the essence

Prices and Payment

1 The price for the Goods and/or Services shall be stated in the Orde rice shall be inclusive of all packaging, packing, labeling, insurance, de statilation costs and all other costs incurred by the Supplier in relation loods and/or Services and their delivery, and/or performance unless sp pressly to the contrary in the Order. , delivery ion to the

7.2 All sums payable by the Buyer under the which shall be added (if appropriate) at the ra point, but such sums payable under the Contract shall be tax or duty payable upon such sums.

7.3 The Supplier may only invoice the Buyer on or after delivery of the Go completion of the performance of the Services and any invoices submittee shall be deemed received on the date of delivery of the Goods or d completion of the performance of the Services. Invoices shall be in such the Buyer specifies from time to lime and shall be sent to the address. Buyer store to ut in the Order. The Supplier shall quote the Buyer's Order no deliver's Order motion and an all invoice correspondence and advice notes their service.

7.4 Unless otherwise stated in the Order, the Buyer shall pay

7.5 If any sum payable under the Contract is not paid when due, then the defaulting party shall pay interest on the overdue amount at the rate of 2% per annum above the Bank of Engined base rate from time to time. The parties acknowledge and agree that this interest rate represents a substantial remedy and that interest does not apply to payments that the defaulting party disputs in the first section.

7.6 The priors charged by the Suppler to the Buyer shall not exceed those prices charged by the Suppler to any other customer purchasing the same or smiller goods and/or services in the same or smaller quartiles, and the Buyer shall be entitled to any discount for prompt payment, butk purchase or volume of purchase customently grandle by the Suppler.

7.7 If the price is stated in the Order to be on a "time and materials" basis or similar, the Supplier shall give the Buyer access to all documents and information in the Supplier possession or under its control to enable the Buyer to statisfy taself that the amount charged by the Supplier is property and correctly charged in accordance with the Contract and in default the Buyer shall be entitled to withhold payment in whole or in part until such default secretify to rectar buyer.

7.8 If any sums are due to the Buyer (and/or any company within the Buyer' group, of companies) from the Supplier, then the Buyer shall be entitled to exercise the right to sat-off such sums against any payments due to the Supplier from the Buyer (and/or any company within the Buyer's group of companies). The Suppler shall not be entitled to apply any amount due to the Buyer list contrast, and any sum or sum or to the Supplier in relation to an matter whatsower.

7.9 Any money paid by the Buyer to the Supplier in respect of any Cookdo on Services rejected under these Conditions (pugnets with any additional Services) and the service specified in the Orwassen by incurred by the Buyer in obtaining other goods or services in replacement of any rejected Goods or Services) shall be paid by the Supplier to the Buyer within server (7) days of the date of the Buyers noice demanding the same or, at the Buyer's sole option, shall be deducted from the money still to be paid by the Buyer to the Supplier in relation to such Goods or Services.

## 8. Warranties 8.1The Supplie

ds and their packaging and labelling sh

Social and their plankaging and takening shall. (a) be accompared with accurate, complete and comprehensible instructions for the treatment, assembly, use and/or storage of the Goods; (b) contorn to the Specification and with any instructions of the Buyer, and shall otherwise meet the requirements of the Order and the Contract; (c) be of satisfactory quality, free from defects in materials and workmanship and fit for their intended purpose (whether such purpose is implied or expressly stated in the Specification, Orders or Contract; (d) be free from design and other inherent defects (save to the extent that the Goods have been supplied in accordance with designs of the Buyer); (e) controls trictly as to quality, quantity and description with any samples provided by the Supplier for the purpose of supply of goods of that type.

8.2 The Supplier shall use its best endeavours to transfer or assign to t

8.2 The Supplier shall use its best endeavours to transfer or assign to the or otherwise obtain for the benefit of the Buyer any guarantee, warranty or confirmation of quality, title or fitness for purpose given by any manulact the Goods in respect of the Goods (or part thereof) to the extent that the si-capable of such transfer or assignment to the Buyer or otherwise providing benefit for the Buyer.

8.3 Where there is any breach of the Supplier's warranties in Condition 3.1 above, or if any obligation, warranty or requirament; if condition 3.1 above, or if any obligation, warranty or requirament; if complied with, or the Coods are not delive the specified time or the Goods are not delive the specified time or the Goods delivered are damaged, the Buyer sentited at its sole discretion without liability to the Supplier (arising out action) and without prejudice to any other right or remedy the Buyer may latke one or more of the following actions to:

uments as may be require ntions of this Condition 13. cel the Contract and treat the Contract as ha ina never b 14. Termination 14.1 Subject to C 14. Termination 14.1 Subject to Condition 2.4, the Buyer may immediately terminate the Contract, return or reject (at the Supplier's risk and expense) any Goods already delivered, and to recover any monies paid by the Buyer in respect of any Goods and/or Services (and any additional expenditure incurred by the Buyer), without payment of compensation or orther damages caused to the Supplier, by giving notice in writing to the Supplier if any one or more of the following events happens: the Supplier; reject the relevant Goods (in whole or in part) and any Goods already livered which cannot be effectively and commercially used by reason of the n-delivery of any undelivered Goods; refuse to accept any subsequent delivery of the Goods; recover from the Supplier any costs reasonably incurred by the Buyer in faining subsitute goods or services from another supplier; (b)

(c) (d) ob

(a) dealy payment of the price for the Goods and Services until the of this Contract, Order and any Specification are entrietly fullified; (ii) refuse to make payment of the price of the Goods or Services; or (iii) require the repayment of any part of the price of the Goods or Services; the Buyer has praid whether or not the Buyer has previously required to repair the Goods, supply any replacement Goods or re-execute to ordin.

(a) the Supplier commits a breach of any of its obligations under these Conditions which is incapable of remedy, (b) the Supplier fails to remedy, where it is capable of remedy, or persists in any breach of any of its obligations under these Conditions after having been required in writing to remedy or desist from such breach within a period of thirty

required in writing to remedy or desist from such breach within a period of thirty (30) days; (30) days; (3) days; (

Supplier: (i) any other steps are taken by the Supplier or any other person to appoint an administrator over the Supplier: (ii) the Supplier has an administrator, administrative receiver, or receiver appointed over all or any part of its business, undertaking, property or assets; or (vii) the Supplier takes any steps in connection with proposing a company voluntary arrangement or a company voluntary arrangement is passed in relation

(a) (subject to Condition 14.2 above) the relationship of the parties shall cease save as and to the extent expressly provided for in this Condition 14.3; (b) any provision which expressly or by implication is intended to come into or remain in force on or affer termination shall continue in ful force and effect; and (c) the Suppler shall immediately return to the Buyer's property (including the Materials) in this possession: at the date of termination including and Condidential Information, together within a distribution of update and conditionating intermation, together within and such control and information.

15. Force Majeure 15.1 Neither party shall be liable to the other for its failure to comply with these Conditions, including in relation to payment, to the extent that such failure is caused by a Force Majeure Event.

16. Assignment, Sub-Contracting and The Contract and Third Party Rights

16.1 The Buyer reserves the right to perform any of its obligations or exercis any of its rights under the Contract through any other member of the same grou of companies provided that any act or omission of any such other company sha be deemed to be the act or omission of the Buyer.

16.2 The Contract is personal to the Supplier. The Supplier shall not as delegate, sub-contract, transfer, charge or otherwise dispose of all or any rights and responsibilities under the Contract without the prior written cons-the Buyer.

16.3 The Buyer may assign, delegate, sub-contract, transfer, charge or dispose of all or any of its rights and responsibilities under the Contr time without the prior written consent of the Supplier.

16.4 Save for any company within the Buyer's group of companies (as described in Condition 16.1 above) and the ability for a New Supplier to enforce Condition 17.1 below, no person who is not a party to these Conditions (including any employee, officer, agent, representative or subcontractor of either party) shall have the right (whether under the Contracts (Rights of Third Parties) Act 1990 or otherwise) to enforce any term of these Conditions which expressly or by implication confers a benefit on that person without the express piror agreement in writing of the parties which agreement must refer to this Condition 16.4.

16.5 The parties may, notwithstanding Conditions 16.1 to 16.4, and Section 2(1) of the Contracts (Rights of Third Parties) Act 1999, vary or cancel the Contract by agreement between them without requiring the consent of such third party.

18. Ciffs and Bribery 18.1 The Supplier undertakes to the Buyer that, during the term of the Contract it will not engage in, consent to or connive in any activity, practice or conduct in any part of the world which would constitute an of lence under the Bibery Act 2010, and that it will put in place, maintain and comply with adequate procedures (including those that may be notified to the Supplier by the Buyer from time to time) to prevent any person associated with 1 (in accordance with section 8 of the Bibery Act) from committing an define ourder that Act.

19. General 19.1 The Supplier shall not exercise any right of lien, general or otherwis howsoever arising, over any Goods or any other property of the Buyer Supplier's possession, in respect of any sums owed by the Buyer to the Si under the Contract or otherwise.

19.2 Nothing in these Conditions shall create, or be deemed to c partnership or joint venture or relationship of employer and employee or and agent between the parties and no employee of the Supplier shall be to be or have become an employee of the Buyer.

19.3 No purported alteration or variation of these Conditions shall be unless it is in writing, refers specifically to the Contract and is signed authorised representative of each of the parties.

19.4 The waiver by either party of any breach of these Conditions shall not prevent the subsequent enforcement of that provision and shall not be deemed to be a waiver of any subsequent breach of that or any other provision. Any waiver of any breach of these Conditions shall be in writing.

19.5 If at any time any part of these Conditions is held to be or becomes void or otherwise unenforceable for any reason under any Applicable Law, the same shall be deemed omitted from these Conditions and the validity and/or enforceability of the remaining provisions of these Conditions shall not in any way be affected or impaired as a result of that omission.

19.6 Any notice given under this Agreement shall be in writing and delivered by fax or registered post or e-mail to the address of the party specified in the Order or such other address as is notified to the other party from time to time.

19.7 The Supplier shall not directly or indirectly, for the duration of the Contract and a period of six (6) months thereafter, employ, solicit or entice away, or attempt to employ, solicit or entice away, any personnel of the Buyer.

20. Law and Jurisdiction 20.1 These Conditions, the Contract and any dispute or claim arising out of or in connection with them shall be governed by, and construed in accordance with the laws of England and all disputes or claims arising out of or relating to these Conditions and/or the Contract shall be subject to the exclusive jurisdiction of the English Courts to which the parties irrevocably submit.

any liability Claim

19. General 19.1 The Su

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of the uyer to , shall,

18. Gifts and Bribery

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(h) claim such damages as may have been incurred by the Buyer as a re the Supplier's breach of the Contract.

8. 4lf the Buyer claims that an Order has not been fulfilled or has b ad the Supplier shall be deemed to accept the validity of the da is written notice on the Buyer disputing the said claim and ons for its dispute within seven (7) days of the date of the said cla

8.5 If the Buyer exercises any right under these Con absolute discretion require the Supplier to collect the return the Goods to the Supplier at the Supplier's cost

8.6 The Seller will maintain detailed quality control and manufactu the period of at least seven (7) years from the date of supply eriod of at least seve mance of the Services. Go

14.2 The termination of the Contract shall be without prejudice to the rights and remedies of either party which may have accrued up to the date of termination. 14.3 Upon termination of the Contract for any reason whatsoever:

8.8 When on the Buyer's premises (whether for the purpose of delive Goods, performing the Services or otherwise), the Supplier, its emp agents and subcontractors, shall comply at all times with all safety requir regulations and/or other policies of the Buyer that are displayed at the pi or otherwise notified to the Supplier from time to time.

8.9 Title and risk in any replacement with Condition 5.1. Any repaired or replacement under the terms speci ed in Condition 8.3(e)

# 9. Discovery of Defects

The Supplier shall immediately notify the Buyer in writing providing : and details if it docurres that there is: (i) any detect in the Goods which has delivered to the Buyer at any time; or (ii) any error or omission in th citories for the use and/or assembly of the Goods, which causes or m a any risk of death, injury or damage to property.

recall any Goods or any other products into which the Goods have been opporated already sold by the Buyer to its customers; and/or issue any notification whether in writing or otherwise to its customers about manner of use or operation of any Goods or any other products into which Goods have been incorporated already sold by the Buyer to its customers. (b)

10. Ever Protection 10.1 The Suppler acknowledges that the Buyer places particular reliance upon the Contract and in addition to any other remedy available to the Buyer, the Suppler irrevocably and unconditionally agrees to indemnify the Buyer its employees, sub-contractors and agrees is full and on demand and keep them so indemnified against all claims, demands, actions, proceedings and all direct and suffered by any of them and whether wholy or in part resulting directly or indirectly from the matters listed below whether or not such losses or the indemnified below were foreseable at the date of the

(a) any claims that the Goods or Services infringe the Intellectual Property of any third party by reason of the use, purchase or sale by the Buyer of the Goods or Services; (b) any breach of the Contract by the Supplier, its employees, agents or sub-contractors or any act or omission by any of them; (c) any liability being incurred under the Consumer Protection Act 1987 in respect of the Goods or as a result of any recall of any Goods already sold by the Buyer to its customers under Condition 9.

Nothing in these Co

(a) death or personal injury resulting from n
 (b) fraud or fraudulent misrepresentation; o
 (c) any liability that cannot be otherwise exceeded

uded or lim

17. TUPE 17.1 The parties acknowledge and agree that it is not the intention of the parties that the contracts of employment of the Supplier, employees, agents or contractors of the Supplier (Supplier Personnel') shall during the term or on the supp or terministant of the Contract or at any time thereafter be transferred 2006 (as amended) (the 'Regulations') to the Buyer or to any new supplier engaged directly or indirectly by the Buyer to provide the Sarvices (or similar services) on such termination (a 'New Supplier'). If on expiry or termination of the Contract, or at any time thereafter, any contract of employment of any of the 10.3 Without prejudice to Condition 10.2, the Buyer's total liability arisis connection with the Contract, whether arising in contract, tort (including itutory duty o services) on such termination (a' **New Suppler**). It on expire termination the Contract, or at any time thereafter, any contract of employment of any: Suppler Personnel transfers to the Buyer or a New Suppler, it is agreed the discovering such a finding or allegation, the Buyer or the New Suppler view entitled to terminate immediately the employment of the person concerne the Suppler state indemnity and the employment of the person concerne legal fees) which the Buyer may suffer, sustain, incur, pay or be put to a assing directly or indirectly out of the employment of such person assing directly or indirectly out of the employment of such person and buyer and the employment of a such person or any lability which the Buyer may incur to the New Suppler arising for Calam.

(a) for non-payment of invoices for Goods and/or Services purchase amount unpaid; or (b) to the amount of charges paid by the Buyer to the Supplier for Go Services purchased pursuant to these Conditions in the twelve (12) immediately prior to when the cause of action arcse.

## 11 Insurance

The Suppler shall at its own cost effect and keep in place with reputable insurers resurance policies as are appropriate and adequise having negard to its obligators ballies under the Contract. The Suppler shall on the written request of the Buyer me to time provide the Buyer with reasonable details of the insurance maintainec as a accortance with this Condition. The Suppler shall on orbing to invalidate the policies maintained in force in accordance with this Condition 11

Intellectual Property

13.4 All Materials shall be

12. Confidentiality 12.1 The Supplier shall keep and procure to be kept sec Confidential Information and shall not use nor disclose I purposes of the proper performance of the Contract or consent of the Buyer. the same save with the prior

12.2 The Supplier shall not make existence of or disclose to any perior written consent of the Buyer. ent or otherv

13. Intellectual Property result of any work carried out by the Suppler under or in pursuance contract (i) based on designs or Specifications made available by the Bu the Seller; and/or (ii) solely and specificatly for the benefit of the Buyer, from the date of their creation or acquisition by the Suppler and oth promptly upon request by the Buyer, be assigned to the Buyer.

13.2 The Supplier shall grant or procure the grant of an adequate licence or sub-licence to the Buyer at no extra cost, of any Intellectual Property which is a sufficient to enable the Buyer or make full use of such Goots and/or Services and to repair, update or maintain any work within which such Goots and/or Services are incorporated.

13.3 Any specifications, instructions, plans, drawings, tools, models, pattern samples, designs or other materials (including copies), gauges, dies jigs, moud any other equipment or articles either supplied by the Buyer to the Suppl in connection with a Contract, and/or paid for by the Buyer under a Contract ("Materials"), and all Intellectual Property in the same, shall remain the prope of, and vest in, the Buyer.

of the Buve

(a) maintained in good condition by the Supplier at the Supplier's ex (b) insured against all risks by the Supplier for their full replacement (c) used by the Supplier exclusively for the performance of a Contra-(d) if damaged, lost or destroyed while in the Supplier's possessi replaced by the Supplier at the Supplier's expense; and (e) clearly marked by the Supplier as being the property of the Buye

13.5 The Supplier hereby agrees and undertakes promptly at the requ Buyer, but at its own cost, to do all such acts or deeds and execut documents as may be required by the Buyer to give effect to the provi