

**Addendum to Purchase Agreement
Barrington Park Condominiums**

This Addendum to Purchase Agreement is dated April _____, 2010, and is between _____ (“Buyer”) and Barrington Park of Tallahassee, LLC, or its successors or assigns (“Seller”). This Addendum supplements and amends the Purchase Agreement between Buyer and Seller, dated on the same date as this Addendum, regarding the purchase and sale of Condominium Unit _____, in Barrington Park, A Condominium (“Purchase Agreement”).

The terms of this Addendum take precedence over any conflicting terms in the Purchase Agreement. Buyer and Seller agree as follows:

1. **Financing.** Notwithstanding paragraph 3 of the Purchase Agreement, Buyer represents to Seller that Buyer is financially able to Close on the purchase of the Unit. Buyer has demonstrated this ability to Close by either (1) providing a prequalification letter from a lender regarding financing for the purchase of the Unit; or (2) providing a letter from a bank or financial institution or other evidence acceptable to Seller verifying that Buyer has sufficient funds to Close the purchase of the Unit. The Purchase Agreement is not contingent upon Buyer’s ability to obtain financing to purchase the Unit.

2. **Closing Date.** Seller hereby provides notice to Buyer that the purchase and sale shall be Closed on or before _____, 2010. The name and contact information for the Closing Agent is

Tallahassee Title Group, LLC
1407 Piedmont Drive East
Tallahassee, Florida 32308
Phone: (850) 580-2222

3. **Closing Procedure.** Buyer will receive information regarding the Closing procedure simultaneous to or shortly after the Effective Date of the Purchase Agreement. Closings will occur in bulk and Buyer acknowledges that Closing Agent may not be able to accommodate requested changes in the Closing time. All Closings will occur at the offices of Closing Agent, unless Buyer makes arrangements for electronic or mail-away Closing on the Effective Date of this Purchase Agreement.

4. **Closing Costs.** Buyer shall pay all closing costs outlined in the Purchase Agreement, including all of the premium and search fees for any title insurance policies and

documentary stamp taxes on the deed. Notwithstanding any language in the Purchase Contract or any Exhibits, Seller is not contributing any money at closing toward any closing costs.

5. **Title and Possession.** Possession of the Unit shall be delivered at Closing, subject to the rights of any existing tenants that have been previously disclosed by Seller to Buyer.

6. **Broker.** Seller has entered into a sales agency agreement with Broussard Realty, LLC, which grants Broker the exclusive right to sell Units located in the Condominium as part of the single-day sales event.

7. **Use Restrictions in Condominium Documents.** Notwithstanding the language in paragraph 7(b) of the Purchase Contract, the Declaration of Condominium, By-Laws, and Rules and Regulations of the Condominium do not restrict the percentage of Units that may be rented at any time.

8. **Assessments.** All assessments which have been approved and assessed by the Board of Directors of the Barrington Park Condominium Association as of the Closing Date will be Seller's responsibility. Any assessment pending as of Closing or assessed after Closing will be Buyer's responsibility. Seller is not aware of any pending assessments. The annual assessment will be prorated as of the Closing Date. Seller represents that the current annual assessment for each unit is approximately \$2.20 per square foot for each unit.

The parties are executing this Addendum on the dates indicated below:

Buyer:

**Seller: Barrington Park of
Tallahassee, LLC, a Florida
Limited Liability Company**

Print name:

Date:

By: James M. Rudnick
Its: Managing Member
Date: April ____, 2010

Print name:

Date: