

**Addendum to Purchase Agreement
Barrington Park Condominiums**

This Addendum to Purchase Agreement is dated December ____, 2009, 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. **Seller’s Contingency.** The Purchase Agreement and this Addendum are part of a one day event where Seller has reduced the prices of the Units. Buyer acknowledges that the Purchase Agreement is contingent upon Seller obtaining a minimum number of sales from this one day event. If Seller is unable to obtain the minimum number of sales, Seller may terminate this Purchase Agreement by giving written notice to Buyer and Escrow Agent. Upon receipt of the written notice, Escrow Agent shall promptly refund the Deposit to Buyer, and all parties will then be released from all obligations under the Purchase Agreement.

3. **Closing Date.** Seller hereby provides notice to Buyer that the purchase and sale shall be Closed on or before December 21, 2009. 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

4. **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.

5. **Closing Costs.** Buyer shall pay all closing costs outlined in the Purchase Agreement, including all of the premium and search fees for an owner's title insurance policy.

6. **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.

7. **Unit Ownership and Use Subject to Condominium Documents:** paragraph 7(b) of the Purchase Agreement is revised to be: (b) Owners desiring to rent their Unit will be subject to restrictions set forth in the Declaration of Condominium and the By-laws and Rules and Regulations of the Association. These restrictions require among other matters that (i) each Unit Owner desiring to rent his Unit obtain from Seller and thereafter annually review a Lease Registration to lease the Unit, (ii) all leases are written only on Association approved lease forms; (iii) proposed tenant must meet applicable tenant qualification guidelines; and (iv) tenants may be required to post a security deposit with the Association to secure the tenant's obligation to reimburse the Association for damage to the Common Elements.

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:

Its:

Print name:

Date:

Date: