

1* The clause below will be incorporated into the Contract between _____ (Seller)
2* and _____ (Buyer) concerning the Property described as _____
3* _____ only if initialed by all parties:

4* (____) (____) - (____)(____) R. Rentals:(check whichever applies)

5* (1) Pre-Occupancy Agreement: If Buyer occupies the Property before closing, Buyer will accept the Property in its
6 existing condition on the date of occupancy, relieving Seller of any additional repair or treatment obligations, and will maintain
7 the Property and assume all liability for and risk of loss to it from the date of occupancy. Effective on the date of occupancy,
8 this clause replaces Paragraph 9 of the Contract. Buyer and Seller will sign and deliver a written lease containing mutually
9 agreeable terms concerning Buyer's pre-closing occupancy of the Property and prepared at Buyer's expense.

10* (2) Post-Occupancy Agreement: Buyer and Seller will sign and deliver a written lease, containing mutually agreeable
11 terms concerning Seller's occupancy of the Property after Closing Date and prepared at Seller's expense.

12* (3) Existing Tenant: The Property is currently used as a rental property and Buyer's rights will be subject to those of
13* existing tenants. Seller will, within _____ days from Effective Date and at Seller's expense, deliver to Buyer current copies
14* of the rent roll; leases; income and expense statements for the period January 1, _____ through December 31, _____,
15* as evidence that the Property generated income of \$_____ against expenses of \$_____;
16 and agreements with third parties that will remain in effect after closing. Buyer may terminate this Contract by written
17* notice to Seller within _____ days from Effective Date if the statements differ materially from Seller's representations. If
18 Buyer fails to provide timely written notice, Buyer will be deemed to waive this contingency. Seller will assign leases and
19 rental agreements, and transfer deposits and advance rents, to Buyer at closing.

20* (4) Vacating Tenant: The Property is currently used as a rental property. Seller will ensure that the existing tenant vacates
21 the Property prior to the time agreed upon for the Walk-Through Inspection.

22* Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page.