

ADDENDUM TO OFFER TO PURCHASE AND CONTRACT AGREEMENT

This Addendum to Offer to Purchase and Contract Agreement is made effective the ____ day of _____, 20__ and entered by and between _____ (hereinafter "Sellers") and _____ (hereinafter "Buyer").

WHEREAS, Seller and Buyer entered an Offer to Purchase and Contract (hereinafter "Contract") on _____ to purchase 404 E. Edenton Street, Raleigh, NC 27601 (hereinafter "Property"); and

WHEREAS, Buyer acknowledged that Seller will convey deed at closing containing a deed restriction limiting the use of the property to maximum occupancy of 1-4 family residential. This will not affect the zoning of the property, which will remain OX-3.

WHEREAS, Buyer will not receive Earnest Money or Due Diligence back based on the deed containing deed restrictions regarding the maximum occupancy of property being 1-4 family residential.

NOW, THEREFORE, in consideration of the premises, the mutual terms, conditions, obligations and benefits accruing to the parties, and other valuable consideration, receipt of which is hereby acknowledged, the Buyer and Seller agree as follows:

Deed Restriction 1-4 Family Residential. Seller will convey to Buyer upon the closing of the Property a deed containing a deed restriction limiting the maximum occupancy of the Property to 1-4 Family Residential. Zoning will remain OX-3.

This the ____ day of _____, 20__

Buyer: Date

Buyer Date

Seller Date

Seller Date

Seller Date

Seller Date