

Prepared by:
The Law Office of
Senter, Stephenson, Johnson, P.A.
114 Raleigh Street
Fuquay Varina, NC 27526

ADDENDUM TO OFFER TO PURCHASE
Ten (10) Day Upset Bid Period
(Guardianships)

This sale is subject to completion of a Special Proceeding to Sell Real Property Pursuant to NCGS 25A-1301 for the interest held in the name of Brands S. Hoke / Guardian Linda Hoke, P.A., which is required to provide clear, marketable title to buyer. Sellers cannot proceed with closing until court orders authorizing sale are obtained. The contract is subject to a 10-day upset bid period during which the buyer's contract may be outbid.

Note that the parties agree that the Due Diligence Fee and/or Earnest Money Deposit is to be held in escrow by Senter, Stephenson, Johnson, P.A. If an upset bid is placed against the property, Senter, Stephenson, Johnson, P.A. will return the original due diligence fee and the original earnest money to the buyer. If the upset bid period expires and there is no upset bid filed, the seller is entitled to the funds.

Buyers Initials _____

Sellers Initials STJ